

AN ORDINANCE OF THE CITY OF FRISCO, TEXAS, AMENDING FRISCO'S COMPREHENSIVE ZONING ORDINANCE NO. 00-11-01 AND REPEALING CITY OF FRISCO ORDINANCE NO. 02-09-102; REZONING A TRACT OF LAND CONSISTING OF 74.7 ACRES, MORE OR LESS, SITUATED IN THE JABEZ DEGMAN SURVEY, ABSTRACT NO. 279 CITY OF FRISCO, COLLIN COUNTY, TEXAS HERETOFORE ZONED PLANNED DEVELOPMENT-169-MIXED USE (PD-169-MXD) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-169-MIXED USE (PD-169-MXD); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas (the "City Council") has investigated and determined that the Comprehensive Zoning Ordinance No. 00-11-01 should be amended; and

WHEREAS, the City of Frisco, Texas ("Frisco") has received a request from Cousins Properties (the "Applicant") to rezone 74.7 acres of land, more or less, situated in the Jabez Degman Survey, Abstract No. 279 in the City of Frisco, Collin County, Texas; and

WHEREAS, the City Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the City Council has further investigated into and determined that it will be advantageous and beneficial to Frisco and its inhabitants to rezone this property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:**

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Repeal of Ordinance No. 02-09-102. Ordinance No. 02-09-102 is hereby repealed in its entirety. The effective date of the repeal discussed in this Section shall not occur until the effective date of this Ordinance at which time Ordinance No. 02-09-102 shall be repealed. Such repeal shall not abate any pending prosecution and/or lawsuit or prevent any prosecution and/or lawsuit from being commenced for any violation of Ordinance No. 02-09-102 occurring before the effective date of this Ordinance.

SECTION 3: Amendments to Comprehensive Zoning Ordinance No. 00-11-01. Comprehensive Zoning Ordinance No. 00-11-01 is amended as follows: The zoning designation of the below-described property containing 74.7 acres of land, more or less, situated in the Jabez Degman Survey, Abstract No. 279 in the City of Frisco, Collin County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto are hereby rezoned as Planned Development-169-Mixed Use (PD-169-MXD). The Property, as a whole, and the boundaries are more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes as if set forth verbatim. The general location of the Property is depicted on Exhibit "A-1", attached hereto.

The development plans, standards, uses and schedules for the Property in this Planned Development District shall conform to, and comply with, the statement of intent and purpose attached hereto as Exhibit "B" and the Planned Development Standards attached hereto as Exhibit "C". The Zoning Exhibit attached hereto as Exhibit "D" – Diagrams A – YY shall be used as a guide for development and it depicts the intent of the style and quality of the improvements to be constructed. Exhibits "B", "C", and "D" are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules and regulations of Frisco, as they currently exist or may be amended.

Three (3) original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:



- a. Two (2) copies shall be filed with the City Secretary and retained as the original records and shall not be changed in any manner.
- b. One (1) copy shall be filed with the building inspector and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this Planned Development District shall be sent to all property owners within two hundred (200) feet of the specific area to be amended.

SECTION 4: No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

SECTION 5: Unlawful Use of Premises. It shall be unlawful for any person, firm, entity or corporation to make use of said premises in some manner other than as authorized by this Ordinance and it shall be unlawful for any person, firm, entity or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 6: Penalty. Any person, firm, corporation or entity violating this Ordinance, any provision of Frisco's Comprehensive Zoning Ordinance No. 00-11-01, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing days' violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 7: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent

jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that is would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 8: Savings/Repealing Clause.** Frisco's Comprehensive Zoning Ordinance No. 00-11-01 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 9: Effective Date.** This Ordinance shall become effective from and after its adoption and publication as required by law and the Charter of Frisco.

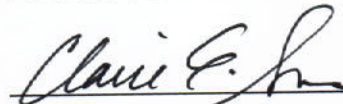
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS** on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
MAHER MASO, Mayor

**ATTESTED TO AND  
CORRECTLY RECORDED BY:**

\_\_\_\_\_  
RON PATTERSON  
Interim City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
ABERNATHY, ROEDER, BOYD & JOPLIN, P.C.  
CLAIRE E. SWANN, City Attorneys

DATES OF PUBLICATION: \_\_\_\_\_, *Frisco Enterprise*



**Exhibit "A"**  
**PROPERTY DESCRIPTION**

WHEREAS, CITY OF FRISCO and SOUTHWEST SPORTS GROUP, are the owners of a 74.71 acre tract of land situated in the Jabez Degman Survey, Abstract No. 279, City of Frisco, Collin County, Texas and being a portion of a 127.41 acre tract of land, conveyed by deed to DRJ FRISCO LANDS, L.P., as recorded in Volume 4720, Page 2041, Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a found "X" cut in sidewalk at the northwesterly end of a corner clip forming the intersection of the west right-of-way line of Parkwood Boulevard (a variable width R.O.W.) and the south right-of-way line of Gaylord Parkway (a variable width R.O.W.);

THENCE South  $51^{\circ}23'05''$  East, leaving said south right-of-way line of Gaylord Parkway, and following along said west right-of-way line of Parkwood Boulevard, a distance of 28.04 feet to a 5/8 inch iron rod found for corner, said point being the point of curvature of a non-tangent curve to the right, having a delta of  $35^{\circ}40'40''$ , a radius of 1,036.00 feet and a chord bearing and distance of South  $12^{\circ}24'52''$  West, 634.74 feet;

THENCE southwesterly, along said west right-of-way line of Parkwood Boulevard and the arc of said non-tangent curve to the right, a distance of 645.11 feet to a 1/2 inch iron rod set for corner;

THENCE South  $30^{\circ}14'48''$  West, continuing along said west right-of-way line, a distance of 55.91 feet to a 5/8 inch iron rod set for corner, said point being the point of curvature of a curve to the left, having a delta of  $47^{\circ}22'49''$ , a radius of 1,164.00 and a chord bearing and distance of South  $06^{\circ}28'33''$  West, 935.37 feet;

THENCE southwesterly, along said west right-of-way line and the arc of said curve to the left, a distance of 962.56 feet to a 1/2 inch iron rod set for corner;

THENCE South  $72^{\circ}48'04''$  West, leaving said west right-of-way line, a distance of 677.20 feet to a point for corner, said point being the point of curvature of a curve to the left, having a delta of  $19^{\circ}10'20''$ , a radius of 800.00 feet and a chord bearing and distance of South  $63^{\circ}12'54''$  West, 266.45 feet;

THENCE southwesterly, along the arc of said curve to the left, a distance of 267.69 feet to a 1/2 inch iron rod set for corner;

THENCE South  $53^{\circ}37'44''$  West, a distance of 244.19 feet to a 1/2 inch iron rod set for corner, said point being the point of curvature of a curve to the right, having a delta of  $35^{\circ}42'16''$ , a radius of 800.00 feet and a chord bearing and distance of South  $71^{\circ}28'52''$  West, 490.50 feet;

THENCE southwesterly, along the arc of said curve to the right, a distance of 498.53 feet to a 1/2 inch iron rod set for corner;

THENCE South  $89^{\circ}20'00''$  West, a distance of 23.53 feet to a 1/2 inch iron rod set for corner, said point being in the east right-of-way line of Dallas North Tollway (a variable width R.O.W.);  
THENCE North  $00^{\circ}40'00''$  West, along said east right-of-way line of Dallas North Tollway, a distance of 323.63 feet to a 1/2 inch iron rod set for corner;

THENCE North  $00^{\circ}38'09''$  West, continuing along said east right-of-way line, a distance of 217.84 feet to a 1/2 inch iron rod set for corner;



THENCE North 00°42'30" West, continuing along said east right-of-way line, a distance of 162.20 feet to a 1/2 inch iron rod set for corner;

THENCE North 00°08'24" West, continuing along said east right-of-way line, a distance of 1,196.51 feet to a 1/2 inch iron rod found for corner;

THENCE North 07°55'52" East, continuing along said east right-of-way line, a distance of 145.99 feet to a 1/2 inch iron rod found for corner;

THENCE North 00°05'08" West, continuing along said east right-of-way line, a distance of 335.20 feet to a 5/8 inch iron rod found for corner;

THENCE North 45°04'29" East, leaving said east right-of-way line, a distance of 56.01 feet to a 1/2 inch iron rod set for corner, said point being in said south right-of-way line of Gaylord Parkway;

THENCE South 89°44'39" East, along said south right-of-way line of Gaylord Parkway, a distance of 80.66 feet to a 1/2 inch iron rod set for corner, said point being the point of curvature of a curve to the right, having a delta of 18°35'38", a radius of 1,086.00 and a chord bearing and distance of South 80°25'28" East, 350.89 feet;

THENCE southeasterly, along said south right-of-way line and the arc of said curve to the right, a distance of 352.43 feet to a found 5/8 inch iron rod for corner;

THENCE South 71°08'07" East, continuing along said south right-of-way line, a distance of 278.69 feet to a 5/8 inch iron rod found for corner, said point being the point of curvature of a curve to the left, having a delta of 18°20'58", a radius of 1,156.00 feet and a chord bearing and distance of South 80°20'12" East, 368.64 feet;

THENCE southeasterly, along said south right-of-way line and the arc of said curve to the left, a distance of 370.22 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°23'41" East, continuing along said south right-of-way line, a distance of 152.25 feet to a 5/8 inch iron rod found for corner, said point being the point of curvature of a curve to the left, having a delta of 04°27'58", a radius of 3,635.05 feet and a chord bearing and distance of North 88°11'05" East, 283.27 feet;

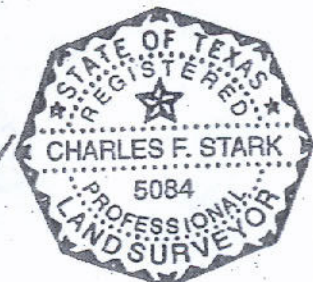
THENCE northeasterly, along said south right-of-way line and the arc of said curve to the left, a distance of 283.34 feet to a 5/8 inch iron rod found for corner;

THENCE South 88°00'49" East, continuing along said south right-of-way line, a distance of 88.90 feet to a 5/8 inch iron rod found for corner;

THENCE South 83°05'52" East, continuing along said south right-of-way line, a distance of 193.43 feet to the POINT OF BEGINNING and CONTAINING 3,254,582 square feet or 74.71 acres of land, more or less.

Prepared by Charles F. Stark  
R.L.P.S. No. 5084

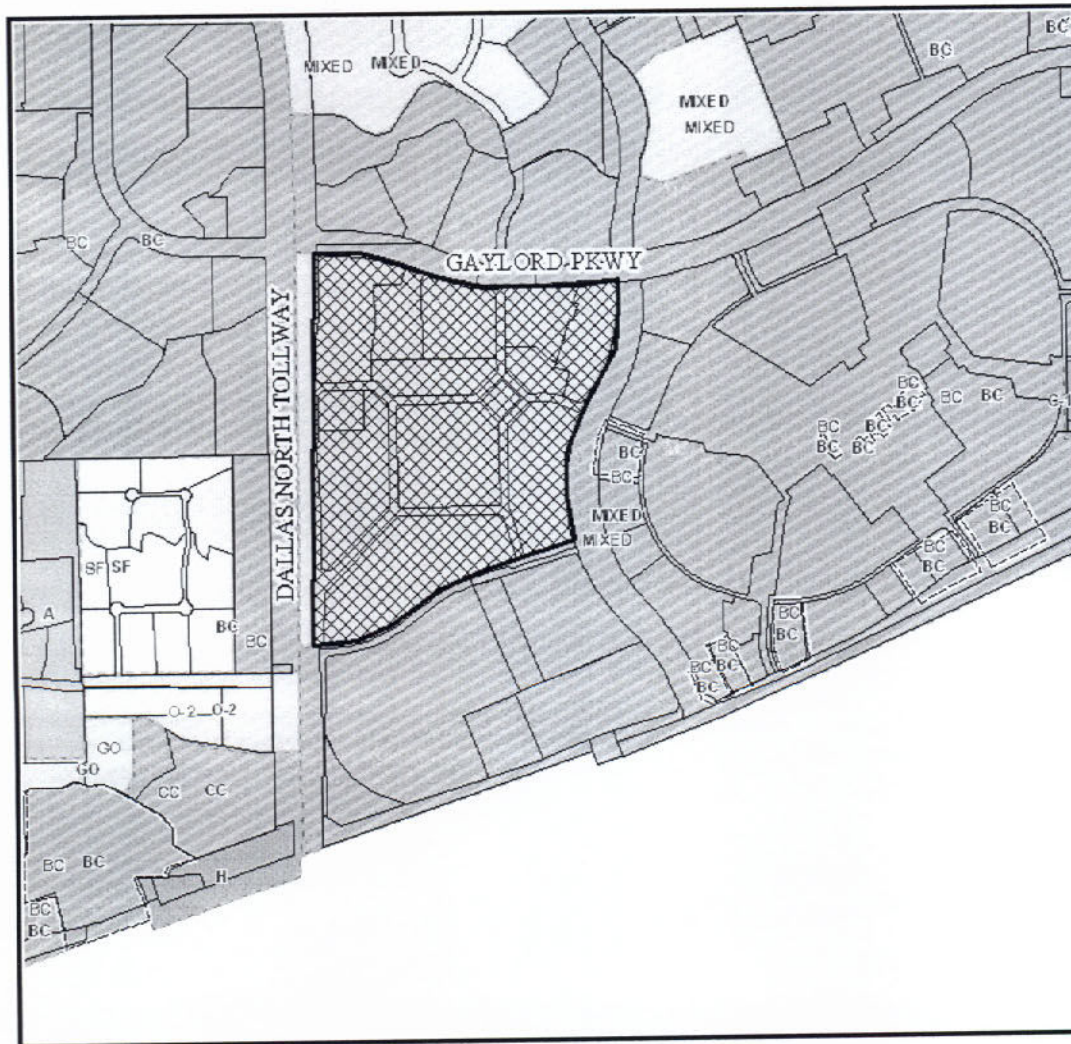
*Charles F. Stark*  
8/1/02





**Exhibit "A-1"**  
**Locator Map**

**Z08-0010**  
**Frisco Sports Complex**  
**Amend Planned Development-169**  
**Regarding Build-to Lines and**  
**Setbacks**



**EXHIBIT "B"**  
**STATEMENT OF INTENT AND PURPOSE**

Frisco Sports Complex is a proposed 74.7+ acre planned development located in the City of Frisco bounded by Dallas North Tollway to the West, Gaylord Parkway to the North, Parkwood Boulevard to the East and IKEA Drive to the South. Frisco Sports Complex represents a partnership between the City of Frisco and Southwest Sports Complex to develop a mixed-use center including: baseball stadium, hockey arena, retail, office, hotel, convention, and residential uses. Frisco Sports Complex shall utilize carefully planned shared parking (surface and garages) for these various components, located in an effort to create a pedestrian environment with an urban design scale, streetscape and central plaza to encourage pedestrian interaction and movement throughout the development.



**Exhibit "C"**  
**Frisco Sports Complex Planned Development Standards**

**I. Purpose of Frisco Sports Complex Planned Development-Mixed Use District**

Frisco Sports Complex is intended to become a new urban center for Frisco, with major focal and drawing activities created by the anchor sports facilities (AA ballpark and Stars Hockey Center) and convention center. Located immediately adjacent to Dallas North Tollway and within one block of State Highway 121, ease of access and exiting is provided for the various sports venues and convention center activities, which are expected to draw attendance and backing from the many surrounding communities, and in turn, generate support for the hotel and retail uses and the desire to occupy the adjacent office and residential space.

Creating an exceptional pedestrian environment is a fundamental goal of the Planned Development (PD). Street sections have been designed to accommodate vehicles but not to the detriment of the pedestrian. Block sizes have been developed to accommodate the bulk of the required parking behind the buildings. As development proceeds, parking garages shall be built in the center of blocks, which shall in turn be screened from view from the surrounding streets by the buildings located along the perimeter of the block. Well-lit (lighting levels to be designed as appropriate for each area in order to provide security and safety), highly landscaped courts and mews lined with smaller shops and building entrances provide connections between parking areas and streets.

**II. Application of Development Standards**

Unless expressly identified and referenced within this ordinance, the provisions of the Frisco Zoning Ordinance 00-11-01, as it exists or may be amended, shall apply, unless approved by the Director of Planning.

**III. Definitions**

**Alley:** A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes and/or vehicle maneuvering into garages or off street parking spaces.

**Apartment Building:** A building devoted solely to multifamily dwelling or townhome uses.

**Basement:** Any floor level whose finish floor elevation is four feet (4') or more below the average grade abutting the building along the Street Façade(s) considered a basement for the purpose of defining height in stories.

**Block:** Areas within the PD district bounded on three or more sides by streets and intended for development of buildings or for use as open space.

**Block Break, Pedestrian:** The unbuilt portion of the Block Perimeter Building Zone located between two buildings that provides public access for pedestrians between the street and the Block Interior. Floors above the first floor may span over a Pedestrian Block Break. A Pedestrian Block Break shall not be counted as an Open Court.



An open-air through passage for pedestrians between the street and Block Interior which is twelve (12) feet or less in width, is located only at the first floor, and has a Street Façade above the first floor that is aligned with the adjacent Street Facades shall not be considered a Pedestrian Block Break.

**Block Break, Vehicular:** The unbuilt portion of the Block Perimeter Building Zone located between two buildings that provides public access for vehicles, or vehicles and pedestrians, between the street and the Block Interior. Floors above the first floor may span over a Vehicular Block Break with a minimum of fourteen (14) feet clear. A Vehicular Block Break shall not be counted as an Open Court.

An open-air through passage for vehicles, or vehicles and pedestrians, between the street and Block Interior which is twenty-five (25) feet or less in width, is located only at the first floor, and has a Street Façade above the first floor is aligned with the adjacent Street Facades shall not be considered a Vehicular Block Break.

**Block Corner:** The point of intersection of Street Lot Lines, or required setback lines, at two intersecting streets.

**Block Face:** A continuous vertical plane established by the portion of Street Facades of buildings located between two consecutive cross streets which are located on either the Street Lot Line or a uniform setback line.

**Block Interior:** The center portion of a Block located inside the Block Perimeter Building Zone.

**Block Perimeter Building Zone:** The site area at the perimeter of a block, as indicated on the District Plan, within which buildings located. Parking garages are not required to be located within the Block Perimeter Building Zone.

**Building Footprint:** The area of the ground occupied by the enclosed portions of a building, excluding stoops, open porches, and portions of building entirely below grade.

**Corner Lot:** A residential lot situated at the intersection of two streets. This lot may or may not abut an alley.

**Court:** A space at grade, open to the sky, on the same lot with a building, which is bounded on two (2) or more sides by the exterior walls of the building or by two (2) or more exterior walls, lot lines, or yards. Not a court niche.

**Court, Closed:** A court surrounded on all sides by the exterior walls of a building, or by exterior walls of a building and side or rear lot lines, or by alley lines where the alley is less than ten (10) feet in width.

**Court, height of:** the vertical distance from the lowest level of the court to the highest point of any bounding wall.

**Court, length of:** the mean horizontal distance between the open and closed end of an open court of the greater horizontal dimension of a closed court

**Court, Open:** A court opening onto a street, yard, alley, or private drive not less than ten (10) feet wide.



**Court Niche:** Not a court. An indentation, recess, or decorative architectural treatment of the exterior wall of a building that opens onto a street, yard, alley, or court.

**Court Niche, depth of:** the greatest distance between the sides of the court niche, measured perpendicular to the line delineating the width of the court niche

**Court Niche, width of:** the distance between the two (2) points created by the intersection of the sides of the court niche and the sides of the court, yard, street, or alley it abuts.

**Court, width:** The minimum horizontal dimension substantially parallel with the open end of an open court or the lesser horizontal dimension of a closed court; or in the case of a non-rectangular court, the diameter of the largest circle that may be inscribed in a horizontal plane within the court.

**End-of-Alley Lot:** A residential lot at the corner of an alley and a street, where the alley runs along the side of the lot, and where the lot can not be accessed at the rear by an alley.

**English Basement Apartment Rental Unit:** A full floor rental unit occupying the lowest level of a townhouse and which may contain a separate exterior entrance.

**Key Lot:** A residential lot that does not abut an alley.

**Live/Work Occupations:** An Occupation, which is secondary to the primary use of a dwelling as a residence, conducted on residential premises solely by an occupant of the residence. A Live/Work Occupation is one that is carried on in the home, but does not include a business that:

- (a) Employs more than two (2) assistants in the operation of the business,
- (b) Operates during hours other than 8:00am to 10:00pm,
- (c) Conducts outdoor activities,
- (d) Involves more than six (6) patrons on the premises at one time,
- (e) Has exterior storage of material, equipment and/or supplies and used in conjunction with such occupation,
- (f) As offensive noises, vibrations, smoke, dust, odors, heat, light or glare that travel beyond the property lines,
- (g) Parking required is not more than four (4) spaces and may be on-street parking spaces, and
- (h) Requires a sign other than a Live/Work Occupation Placard.

**Mezzanine:** A partial floor level whose area (excluding area of any stairs or elevators serving it is less than fifty percent (50%) of the area of the floor immediately below.

**Parking (Provided):** Any place where public parking is provided, including surface lots, streets, parking garages, private garages, etc.

**Porch:** A roofed, open-air structure abutting the exterior façade of a building that allows for seating, with a minimum depth dimension of six (6) feet.



**Projection:** That portion of an architectural element of a building façade (excluding signage or light fixtures) that extends horizontally beyond a lot line or established setback line.

**Public Square:** A dedicated open space bounded by streets and/or private drives on at least two sides and owned and maintained by either a public or private entity. Alleys may not form any side of a Public Square.

**Residential:** Can consist of multifamily, apartments, townhomes, condominiums or a combination thereof.

**Stoop:** An unroofed, raised, paved surface at the entrance to a building.

**Story:** That occupiable portion of a building, other than a basement, included between the surface of any floor and the upper surface of the floor next above, except that the topmost story that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. This definition does not include mezzanines, as defined in the 1997 Uniform Building Code, as it exists or may be amended.

**Street Facade:** The facade of a building fronting onto the street bounding any given side of a block. A building with multiple architectural style facade treatments along the Street Facade considered a single Street Facade for the purposes of this definition.

**Street Facade (Adjacent):** The Street Facade of an adjacent block that fronts onto the same street.

**Street Lot Line:** The property line(s) of any lot that abuts the principal street(s) or Public Square(s) that surrounds the block in which said lot is located.

**Townhouse:** A residential dwelling intended for one family with common walls centered on all or a portion of the side lot lines. A townhouse may contain one accessory English Basement Apartment or Office plus one accessory office or apartment above an attached or detached garage.

#### **IV. General Development Regulations**

##### **A. Uses**

1. The following uses permitted.
  - a. Multi-Family Residence (limited to 700 multifamily and/or Townhome units)
  - b. Townhome (limited to 700 multifamily and/or Townhome units)
  - c. Caretaker's/Guard's Residence
  - d. Garage Apartment
  - e. Home Occupation
  - f. Athletic Stadium or Field, Private
  - g. Athletic Stadium or Field, Public
  - h. Civic/Convention Center
  - i. Municipal Uses Operated by the City of Frisco
  - j. Museum/Art Gallery
  - k. Park or Playground



- l. Private Recreation Center
  - m. School, Public
  - n. School, Private or Parochial
  - o. Antenna and/or Antenna Support Structure; (No freestanding antenna towers. Antennas must be incorporated into the existing structure.)
  - p. Administrative, Medical, or Professional Office
  - q. Governmental Office
  - r. Insurance Office
  - s. Research and Development Center
  - t. Antique Shop and Used Furniture
  - u. Building Material and Hardware Sales, Minor
  - v. Convenience Store without Gas Pumps
  - w. Farmer's Market
  - x. Furniture, Home Furnishings and Appliance Store (Acceptable if footprint is limited to 30,000 square feet)
  - y. Nursery, Minor
  - z. Retail Stores and Shops
  - aa. Artisan's Workshop
  - bb. Bank, Savings and Loan, or Credit Union
  - cc. Beauty Salon/Barber Shop
  - dd. Bed and Breakfast Inn
  - ee. Business Service
  - ff. Commercial Amusement, Indoor
  - gg. Day Care Center, Adult
  - hh. Day Care Center, Child
  - ii. Dry Cleaning, Minor
  - jj. Gymnastics/Dance Studio
  - kk. Health/Fitness Center
  - ll. Hotel
  - mm. Massage Therapy, Licensed
  - nn. Print Shop, Minor
  - oo. Private Club (Requires Specific Use Permit Approval)
  - pp. Restaurant or Cafeteria
  - qq. Theater, Neighborhood
2. Some outdoor uses are specifically encouraged to support the urban pedestrian environment, (such as outdoor dining, flower markets, produce stands, newsstands, etc.) However, these must be in conjunction with the building and must maintain a minimum six (6) foot wide sidewalk clearance.
3. The Following uses are prohibited:
- a. Any use not specifically permitted in Section IV.A.1, above, plus:
  - b. Outdoor automatic food, drink, and other personal product vending machines (excluding automated teller machines and pay phones).
  - c. Outdoor storage (excluding firewood not for sale and for personal use)
  - d. Storage of boats, RVs, and trailers (excluding utility trailers with bed dimensions not exceeding four (4) feet wide by six (6) feet long stored

- in an enclosed garage).
- e. Uses with drive-throughs.

## **B. Building Heights**

Building height shall be unlimited subject to building and fire code requirements.

## **C. Building Separation**

1. When separations are provided between buildings, they shall be a minimum of ten (10) feet, except that:
  - a. Residential may have a minimum separation of ten (10) feet in width, provided that a utility easement is not located within the separation.
  - b. When building separations are ten (10) feet in width, building projections are prohibited. Projections are permissible provided that a minimum ten (10) foot clear separation between the projection and adjacent structure is maintained.
  - c. All residential shall be fully sprinkled, using NFPA-13 standards.
2. Openings and fire resistance for opposing building facades described above are subject to Building Code requirements.
3. For attached apartments/townhomes, the maximum uninterrupted length of Street Facade without a building separation is three hundred (300) feet, unless otherwise approved in writing by the Fire Chief or his designated representative.

## **D. Building Materials**

1. Exterior finish building materials shall consist of:
  - a. Masonry, which is defined cast stone, glass fiber reinforced concrete, glass fiber reinforced gypsum, split face concrete masonry units, natural stone and brick
  - b. Stucco, including synthetic stucco (Exterior Insulation Finishing System – EIFS). EIFS may not be used at locations less than nine (9) feet above grade.
  - c. Glazed ceramic and porcelain tile
  - d. Cementitious siding and trim components (containing no asbestos or formaldehyde)
  - e. Painted steel and aluminum, cast iron, bronze, brass, copper (including tmemec coated), limited to ten percent (10%) building façade.
  - f. Roofing materials (visible from streets and Public Squares): copper (including terne coated), factory finished painted metal, slate, synthetic slate, terra cotta and cement tile, glass fiber shingles, composition shingles.
  - g. Materials other than those listed above may be used for architectural trim and accent applications including, but not limited to, cornices and decorative brackets, frieze panels, decorative lintels, shutters, and porch and balcony railings, as approved by the Building Official.



2. Materials other than those listed above or intended for applications not indicated above may be used subject to approval by the Director of Planning or his/her designee.
3. Prohibited Materials and Installations
  - a. Roll-up metal security doors in front of storefront.
  - b. Metal security gates (excluding decorative metal gates or fences)
  - c. Exterior applied metal security bars
  - d. Chain-link fencing
  - e. Wood fencing
4. Decomposed granite can be used for secondary walkways within the park landscape areas, garden areas, and as a continuous path around the outfield concourse. Decomposed granite shall be maintained by the tenant. Hard walkway surfacing (i.e. concrete or pavers) shall be provided on the primary walkway between the seating bowl and suite structures and at three ingress/egress locations within the baseball stadium (the home plate entrance, a left field exit gate, and a right field exit gate) as shown on Diagram H.

#### **E. Projections into a Required Front Building Line**

1. The following projections shall be permitted in a required setback or beyond the Street Lot Line as conditioned by Section IV.E.2:
  - a. Ordinary building projections, including but not limited to: water tables, sills, belt courses, and pilasters, may project up to twelve (12) inches into a required setback or beyond the Street Lot Line, or beyond the face of a Projection.
  - b. Door swings.
  - c. Balconies above the first floor may project up to sixty (60) inches.
  - d. Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight (8) inches of the back of curb. Any vertical supports anchored to the ground must be located at least four (4) feet from the back of curb with a seven (7) feet six (6) inch vertical clearance.
  - e. An entrance canopy for residential may project from building face and may extend to, or be located within eight (8) inches of the back of curb with a seven (7) feet six (6) inch vertical clearance.
  - f. Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six (36) inches into a required setback or beyond the Street Lot Line, or beyond the face of a projection, provided that no portion extending below seven (7) feet six (6) inches above the immediate adjacent grade may project more than twelve (12) inches.
  - g. Projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two (42) inches.
  - h. In retail space, show windows at the first floor may project up to forty-two (42) inches.

- i. Apartment buildings, townhouses, duplex dwellings, zero lot line dwellings, and single family dwellings may have the following additional projections into the required setback area:
    - (1) A porch may extend to within forty-eight (48) inches of street lot line.
    - (2) Stoops & stairs associated with the entrance of a building or residence to forty-eight (48) inches of street lot line.
  - j. Below-grade footings approved in connection with building permits by the City.
- 2. No projections are permitted in the public right-of-way, except as described in E.1, above. No projections are permitted into the Dallas North Tollway, Parkwood Boulevard or Gaylord Parkway right-of-ways.
  - 3. Building Lines – Front, Side and Rear Building Lines a minimum of ten (10) feet from any Public R.O.W.
  - 4. For all buildings four (4) stories or less in height, eighty percent (80%) of each building front façade must be constructed at the ten (10) feet Building Line along internal streets (excluding Dallas North Tollway, Parkwood Boulevard and Gaylord Parkway). With Planning & Zoning Commission approval, a building may set back from the front yard line to provide a wider pedestrian area than required, if it is determined a benefit to the public realm (i.e. outdoor areas accessible to the public). Parking and drive aisles are prohibited in the increased building setback area.

#### **F. Courts**

- 1. Minimum width of enclosed or partially enclosed Open Space:
  - a. The minimum width of an Open Court one (1) foot per four (4) feet of building height, or twelve (12) feet, whichever is greater.
  - b. The minimum area of a Closed Court equal to twice the square of the height of the Court based on surrounding building height, but not less than two hundred and fifty (250) square feet. A minimum Closed Court area of two hundred (200) square feet is permitted in Residential.
  - c. No portion of a Court Niche more than three (3) feet deep from a point where the Court Niche is less than three (3) feet wide.
  - d. The depth of a Court Niche shall not be greater than six (6) feet.



## G. Parking

### 1. Surface Parking

- a. Surface parking spaces are permitted along the side of an alley (alleys require a minimum width of twelve (12) feet, excluding parking, to enable trash truck access), private drive, or Vehicular Block Break, provided that such spaces shall not be located closer than fifteen (15) feet to the back edge of the street sidewalk, and any parking spaces configured other than as parallel spaces screened from the street by either:
  - (1) A portion of the adjacent building extending at least twenty (20) feet deep along the alley, private drive, or Vehicular Block Break, or,
  - (2) Screen Wall or other freestanding wall whose materials and design are compatible with the adjacent façade that is aligned with the Street Façade and extends parallel to the street for the full depth of the parking space.
- b. Surface parking lots may be built within the Building Footprint of future buildings, providing that in no case shall any paved portion of the lot, parking spaces, or drive aisles be closer than fifteen (15) feet to the Street Lot Line

### 2. Parking Garages

- a. Parking garages or portions of buildings with above grade structured parking located at the interior of blocks away from the Ballpark Square ("Block A", See Exhibit D, attached), and allowed to be open to the outside perimeter of the overall development, such that buildings erected at the Ballpark Square shall screen views of a parking deck from the Ballpark interior streets, except,
- b. Unscreened views of parking garages from the street are permitted to occur at alleys, Block Breaks, and private drives.
- c. The parking garage fronting the Dallas North Tollway shall incorporate a false facade at the first floor of the parking structure.

3. Street parking

- a. Street parking is permitted at any interior street, provided that twenty-four (24) feet clear access is maintained, as shown in the Street Sections.
- b. Street parking shall count toward the total number of parking spaces required.
- c. A "No Parking Zone", of at least forty (40) feet in length, shall be designated at front building entries and at strategic locations around Ballpark. No parking zones shall be identified on the site plan.

4. Parking may be located within a marked loading zone or space provided such space is clearly marked with signage indicating hours and days in which parking is prohibited.

5. Required parking for the following uses determined as follows:

<u>Use</u>	<u>1 Space per:</u>
Office	three hundred (300) square feet
Retail	two hundred (200) square feet
Ballpark	every three and one half (3.5) seats
Hockey Center	every three and one half (3.5) seats
Convention Center	two hundred (200) square feet
Hotel	guest room
Residential	bedroom
Restaurant	one hundred (100) square feet

6. The baseball stadium and the hockey arena are permitted to share parking with the office and retail uses.
7. The parking provided with Phase I of the development is 2,500 spaces. The parking required for Phase I during a sold-out event at the baseball stadium is 3,906 spaces. Therefore, 1,406 additional spaces will be required to satisfy the parking demand. The applicant shall submit a contingency parking plan for a sold-out event at the baseball stadium prior to the stadium opening for approval by the Director of Planning or his /her designee and the City's Traffic Engineer.
8. Parking provided with the first phase of development will not be adequate for concurrent events at the hockey arena and the baseball stadium, or for an event at the baseball stadium starting before 7:00 p.m. on a workday. Should events at the two venues be scheduled within two (2) hours of one another or should an event be scheduled at the baseball stadium before 7:00 p.m. on a workday, a contingency parking plan approved by the Director of Planning or his/her designee and the City's Traffic Engineer shall be required prior to the event(s).
9. While aspects of future phases were considered in the Shared Parking Analysis, the analysis was only completed for development included in Phase I of the development as described in Exhibit E, Development Schedule of this Ordinance. Before site plan approval of any development



in future phases can occur, the parking analysis must be completed for the future phases.

10. The shared parking analysis is based on the mutual willingness of office tenants, restaurants, and retail business to share parking. Therefore, office and retail tenants shall agree to the shared parking scheme being used on this project.

11. Parking space and parking access aisle dimensions are as follows:

- a. For ninety-degree (90°) parking arrangements, parking spaces a minimum of eight (8) foot six (6) inches wide by eighteen (18) feet deep area designated for structured garage parking. Surface parking spaces shall be nine (9) feet wide by twenty (20) feet long. Up to two (2) feet of the parking space depth can occur as overhang over a paved or planted area but may not encroach on another parking space, dedicated loading space, access aisle, or required width for egress or site access. Handicapped parking spaces shall comply with dimensions required by the Texas Accessibility Standards and any other applicable codes or regulations. Parallel parking spaces minimum of twenty-two (22) feet long by seven (7) feet wide.
- b. Interior landscape requirements (e.g. tree islands) for all surface parking may be located outside the parking area at the perimeter of the lot.

12. Garages used only for storage of operable vehicles.

#### **H. Loading Requirements**

1. The dimension of required loading spaces as follows:

- a. Ten (10) feet by twenty-five (25) feet regular size space
- b. Ten (10) feet by fifty (50) feet large size space

2. Loading spaces located within the interiors of blocks or, along the edge of any alley, Vehicular Block Break, or private drive provided they are oriented parallel to the curb and do not block vehicular or fire truck access, except at the Ballpark – Block A, Lot 1.

3. Loading spaces may be placed end to end so that two (2) regular size spaces may be located within a ten (10) foot by fifty (50) foot rectangle. Such space may be considered a large space for the schedule below.

4. The calculation of the minimum number of off-street loading spaces in conformance with the following schedules and rules regarding shared spaces:

Number of spaces:

Office Uses or portion of building devoted to office uses:

Square Footage	# of Spaces
0 – 49,999 sf	0 spaces
50,000 – 149,999 sf	1 regular space

0 – 49,999 sf	0 spaces
150,000 – 249,999 sf	2 regular spaces
250,000 sf and up	3 regular spaces

Retail Uses with the following tenant size:

Square Footage	# of Spaces
0 - 9,999 sf	0 spaces
10,000 – 49,999 sf	1 regular space
50,000 – 99,999 sf	1 regular space and 1 large space
100,000 sf and up	2 large spaces

Restaurant Uses with the following Tenant size:

Square Footage	# of Spaces
0 - 9,999 sf	0 spaces
10,000 sf and up	1 regular space

Hotel Uses with the following sizes:

Square Footage	# of Spaces
0-50 Rooms	0 spaces
50-200 Rooms	1 regular space
Over 200 Rooms	2 regular spaces



Multifamily Housing with the following units:

Square Footage	# of Spaces
0 – 49 units/patient rooms	0 spaces
50 or more units/patient rooms	1 regular space

\*The loading requirement for multiple tenants that are each 10,000 square feet or larger may be combined within a single building and treated as a single tenant.

5. Loading spaces that are adjacent and accessible to several buildings or tenant spaces, including buildings and tenant spaces on separate lots, allowed to suffice for the loading requirements for the individual buildings or tenants provided that:
  - a. The number of spaces satisfies the requirements for the combined square footages for the buildings or tenants in question, and
  - b. For loading spaces to be shared among separate lots, an agreement evidencing the right of tenants to the use of such spaces provided on the Final Plat.

**I. Street and Intersection Requirements**

1. Adequate sight distance shall be provided at all intersections through the use of appropriate traffic control devices as set forth herein. Visibility triangles for vehicles exiting the development for both public streets and private drives shall be provided at intersections. These visibility triangles are created by connecting a point that is ten (10) feet into the site along the right-of-way at the intersection and a point extending away from the intersection a distance of forty (40) feet along the existing roadway right-of-way line.
2. For plantings within twenty (20) feet of any public street intersection, shrubs and groundcover shall not exceed two (2) feet in height and tree branching shall provide seven (7) feet of clearance as measured from the top of the ground surface to the first branch along the tree trunk.
3. All off-street parking shall be accessed from Vehicular Block Breaks, Private Drives, or Alleys.
4. Street cross sections and street radiuses as shown on the Street Section Diagrams.

**J. Miscellaneous Provisions**

1. Street Facade fenestration and details shall return along Alleys and Block Breaks a minimum of eight (8) feet.
2. The City may stripe the street as a fire lane should parking interfere with emergency access without limiting other safety requirements deemed necessary by the City.

## K. Site Plan Requirements

1. The Director of Planning or his/her designee may approve site plans upon approval of this Planned Development (PD). The applicant can appeal a site plan denial by the Director of Planning or his/her designee to the Planning & Zoning Commission. The applicant can appeal a site plan denial by the Planning & Zoning Commission to the City Council.
2. Site plans shall include the elements listed in Article IV, Section 1 of the City of Frisco Zoning Ordinance in full effect at the time the site plan approval is requested.

## L. Residential Rental Units as Accessory Use

English basement and garage apartments may be rental units only if the main structure to which it is attached is owner occupied.

## V. District Development Regulations

### Master Plan Areas

The attached Master Plan, Exhibit D, is conceptual in nature. It may become necessary to relocate and/or resize individual project components (e.g. office, hotel, retail, sports, convention, residential) at a later date, which may be permitted, provided the overall density and ratio/mix of uses is not exceeded.

Block A Ballpark	11,160 Total Seating Capacity	
<b>Block A Totals</b>	<b>380,949 SF Lot Area</b> <b>(8.75 Acres)</b> <b>Total Gross Development 225,000 SF</b>	
Block B1 Retail Pad	18,400 SF Retail	
Block B2 Hotel	200,000 SF – Hotel 31,000 SF Footprint 250 Rooms assumed	
Block B3 Retail Pad	12,000 SF Retail	
Block B4 Office	168,000 SF Office	
Block B5 Office	161,400 SF Office	
Block B6 Office	168,000 SF Office	
Block B7 Hockey	181,000 SF 136,976 SF Footprint	
Block B Parking	1,964 Parking Spaces	
<b>Block B Total</b>	<b>799,741 SF Lot Area</b> <b>(18.36 Acres)</b> Office 497,400 SF Retail Pad 30,400 SF Hotel 200,000 SF Recreation 181,000 SF <b>Total Gross Development 908,800 SF</b>	



Block C1 Retail Pad	7,000 Retail
Block C2 Convention	76,420 SF Footprint
Block C3 Hotel	287,750 SF Hotel
	29,540 SF Estimated Footprint
	350 Rooms Assumed
Block C4 Residential	70 Units
	13,090 SF Footprint
Block C Parking	956 Parking Spaces
<b>Block C Total</b>	<b>420,526 SF Lot Area</b>
	<b>(9.65 Acres)</b>
	Retail Pad 7,000 SF
	Hotel 287,750 SF
	Convention 90,000 SF
	Residential 78,540 SF (70 Units Total)
	<b>Total Gross Development 463,290 SF</b>

Block D1 Residential	65 Units
	12,030 SF Footprint
Block D2 Residential	77 Units
	14,230 SF Footprint
Block D3 Residential	85 Units
	15,810 SF Footprint
Block D4 Residential	91 Units
	16,980 SF Footprint
Block D5 Residential	115 Units
	21,650 SF Footprint
Block D Parking	648 Parking Spaces
<b>Block D Total</b>	<b>321,295 SF Lot Area</b>
	<b>(7.38 Acres)</b>
	<b>Residential 484,200 SF (432 Units Total)</b>
	<b>Total Gross Development 484,200 SF</b>

Block E1 Office	147,960 SF Office
Block E2 Office	188,880 SF Office
Block E3 Retail Pad	7,000 SF Retail
Block E4 Office	166,140 SF Office
Block E5 Residential	65 Units
	12,090 SF Footprint
Block E6 Residential	65 Units
	12,090 SF Footprint
Block E7 Residential	68 Units
	12,520 SF Footprint
Block E Parking	1,861 Parking Spaces
<b>Block E Total</b>	<b>523,891 SF Lot Area</b>
	<b>(12.03 Acres)</b>

Office	502,980 SF
Retail Pad	7,000 SF
Residential	220,200 SF (198 Units Total)
<b>Total Gross Development</b>	<b>730,180 SF</b>

Block F1 Retail Pad	16,000 SF Retail
Block F2 Office	159,600 SF Office
Block F3 Office	178,020 SF Office
Block F4 Office	159,600 SF Office
Block F5 Retail Pad	14,600 SF Retail
Block F Parking	2,785 Parking Spaces
<b>Block F Total</b>	<b>398,418 SF Lot Area</b>
	<b>(9.15 Acres)</b>
	Office 497,220 SF
	Retail Pad 30,600 SF
	<b>Total Gross Development 527,820 SF</b>

Block G Plaza

<b>Block G Total</b>	<b>26,319 SF Lot (Plaza) Area</b>
	<b>(.60 Acres)</b>

#### SUMMARY OF MASTER PLAN USES:

Office	1,497,600 SF (75,000 SF maximum for Retail/Restaurants)
Retail and/or Restaurant	75,000 SF (37,500 SF Retail, 37,500 SF Restaurants)
Hotel	487,750 SF (600 Rooms)
Convention	90,000 SF
Recreation	406,000 SF
Residential	782,940 SF (700 Units maximum)
<b>Total</b>	<b>3,339,290 SF</b>

## VI. Landscape Requirements

### A. Applicable Landscape Standards For Frisco Sports Complex

1. Article IV, Section 2 of the City of Frisco Zoning Ordinance and Tollway requirements are replaced, in their entirety, by the provision of public and private landscaped squares, building setbacks with landscape requirements, open space, buffers, and the provision of a twenty-five (25) foot landscape buffer from back of curb along Gaylord Parkway and a fifty (50) foot landscape buffer from the back of curb along Parkwood Boulevard, and other landscaping measures described herein.
2. Tree preservation and mitigation requirements shall apply.



## **B. Streetscape Plantings**

1. Street trees shall be planted in tree wells or within planting areas as indicated on street sections. Street trees a minimum of four (4) inches caliper, container grown, and planted based upon a maximum spacing of thirty (30) feet on center. Spacing can be adjusted as necessary to accommodate block length as well as requirements including but not limited to curb cuts, cross walks, vaults, etc. Street trees selected from the City of Frisco approved list of street tree species as contained in the City of Frisco Zoning Ordinance 00-11-01 as it exists or may be amended in the future, or as otherwise approved by the Director of Planning.
2. Plantings adjacent to street intersections, where indicated on street sections, selected from the City of Frisco approved list of plantings or as otherwise approved by the Director of Planning.

## **C. Streetscape Furnishings and Fixtures**

1. Streetlights, street sign posts, benches, sidewalk trash receptacles along with other streetscape fixtures, and equipment included with the site plan submittal.
2. The sidewalk along the Dallas North Tollway located immediately adjacent to the buildings, within a sidewalk easement, along the Dallas North Tollway and a maximum of six (6) foot wide concrete.

## **D. Public Plaza**

Landscape design of public plaza shall include selection and configuration of plantings, hardscape areas, and accessory elements, including but not limited to lighting, seating, accessory structures (e.g. gazebos, bandstands) and other decorative elements (e.g. water elements, commemorative and interpretive installations) as is appropriate, and requires City Council approval.

## **E. Landscape Treatments within Setbacks**

Plantings to be located within setbacks shall include, but not be limited to: understory trees, shrubs, vines, ground covers, grasses, and flowers. Hardscape materials may include, but not be limited to: stone, brick pavers, and concrete. Final landscape design for setback areas prepared as part of the building design for a given lot.

## **F. Landscape Requirements Behind Buildings**

1. The square footage of landscape area required along the rear of buildings facing the Block Interior determined as follows: Length of rear building façade (measured in feet) multiplied by twenty (20) multiplied by ten percent (10%).
2. Landscape requirements in parking lots based upon the City of Frisco Zoning Ordinance requirements for landscaping of interior parking areas.

3. Landscape requirements in parking lots serving multifamily residential uses based upon on the City of Frisco Zoning Ordinance 00-11-01 as it exists or may be amended, requirements for landscaping of interior parking areas.

#### **G. General Landscape Requirements**

1. All landscaping mechanically irrigated.
2. All portions of residential yards fully sodded prior to issuance of Certificate of Occupancy of each residence.

#### **1. Open Space**

1. Open space may consist of any element that is not one of the following:
  - a. Vehicular paving.
  - b. Required parking lot tree islands.
  - c. Building footprint.
  - d. Utility yards.
  - e. Required landscape edges.
  - f. Detention ponds without a constant water and not located between the building and street.
2. Because of the dense urban nature of the overall development, the open space requirement for the residential portions of the project shall be met by using the areas of the Ballpark Square (excluding playing field) and Plaza, equating to 5.6± acres. In addition to these 5.6± acres, 2.0± more acres of open space shall be provided around the residential buildings as shown on Diagram E, totaling 7.6± acres of residential open space, or thirty-three percent (33%) of the total residential acreage.
3. Nonresidential blocks and partial blocks shall have a minimum open space requirement of five percent (5%). Nonresidential open space shall be provided in the locations shown on Diagram E.
4. The ballpark square will remain open and accessible to the public from sunrise to sunset except during baseball season game days.

#### **I. Outdoor Lighting**

1. Luminaries on posts less than or equal to sixteen (16) feet may emit light down and horizontally. Light no more than three (3) to seven (7) footcandles at a distance of fifty (50) feet away from the source. All lighting shall comply with the full cut-off ordinance.
2. Luminaries on posts greater than sixteen (16) feet tall must be shielded from spreading light at any point sixty (60) feet away from the source. No luminaries from a commercial use shall cast direct light into residential areas, except for those exceptions delineated in the signage package for exposed neon, cold-cathode lighting, and other luminous signage. No luminaries on posts greater than thirty (30) feet high, except for sports lighting at the Ballpark.



3. Lighting plans are subject to review and approval by the City Engineer – City of Frisco. (City Engineer for street lighting, Building Official for all other outdoor lighting).

## **J. Signage**

1. Unless consistent with Ordinance No. 02-04-46 (Sign Code) as it exists or may be amended, sign approval will be considered as follows:
  - a. The Director of Planning or his/her designee may consider and approve alternative signage. The signage must conform to the variance criteria contained within Ordinance No. 02-04-46 as it exists or may be amended.
  - b. The applicant may appeal the decision of the Director of Planning to the Planning & Zoning Commission.
  - c. The applicant may appeal the decision of the Planning & Zoning Commission to the City Council. The City Council decision is final.
2. See attached Diagrams J, K, and Q-YY for concept graphics and signage appropriate to the baseball stadium, hockey arena, offices, retail, restaurants, and the overall campus. Such signage may include the following types:
  - a. Sponsor or naming rights logos and graphics
  - b. Advertisements (within the confines of the baseball stadium or hockey arena – such as the outfield wall, scoreboard, and exterior building walls)
  - c. Banners, plaques, pendants and flags
  - d. Marquees
  - e. Monument Signs
  - f. Team logos and announcements
  - g. LED or lighted display boards
3. The square footage and quantity of Sports Venue signage within the confines of the baseball stadium and hockey arena shall be unlimited.

## **K. Renderings**

1. The attached renderings are for illustration purposes as a visual guide for development for both architect and City Staff. The renderings made a part of this Planned Development are intended to establish a representative character for the District and suggest building scales, massings and details that are supportive of a pedestrian oriented Ballpark Square Urban Center which may be relied upon by the City Council to that extent they shall provide guidance to architects in designing buildings, guidance to the staff in reviewing and approving development and building elevations and by the City Council in reviewing and approving matters that come before it concerning this development. It is understood that an urban district is a living, growing and evolving place and that a diversity of architectural styles and approaches, which are supportive of a pedestrian-scaled urban district may be accommodated. The applicant shall submit a façade plan

- with the site plan for administrative approval. The Director of Planning and/or the Applicant may forward disputes to the City Council for final action. The applicant shall submit in writing the reason(s) for appealing the Director of Planning decision. The Director of Planning shall forward the façade plan to City Council for consideration and action.
2. The City Council declares that but for the representations made by the Developer as depicted in the attached renderings, it would not have approved this zoning ordinance.



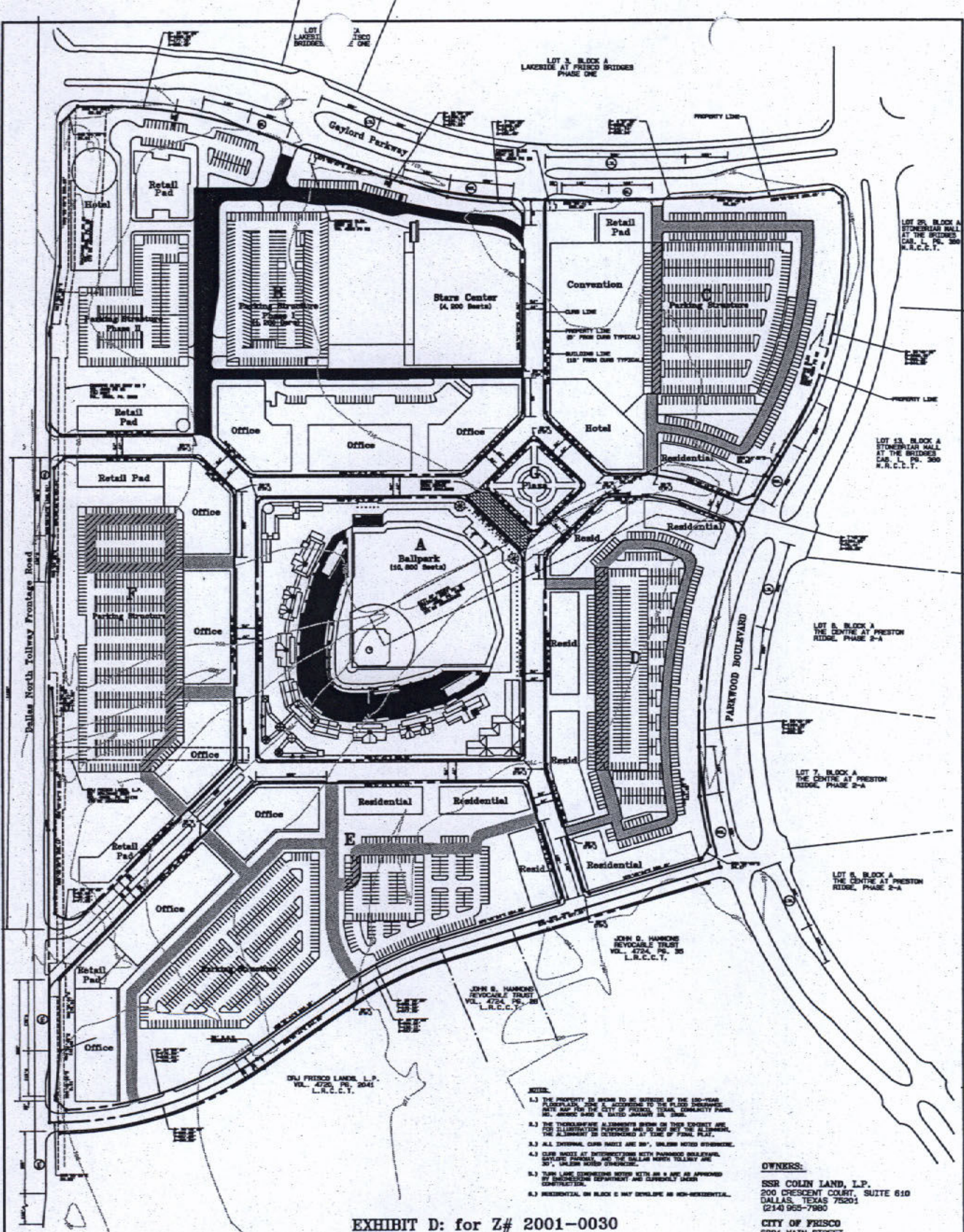


EXHIBIT D: for Z# 2001-0030

- NOTES:
1. THE PROPERTY IS BEING TO BE DIVIDED BY THE 100-FOOT ALLEYWAY TO THE SOUTH OF THE BALLPARK.
  2. THE THIRDPARTY ALLEYS SHOWN ON THIS CONCEPT AND FOR ILLUSTRATION PURPOSES AND TO NOT BE THE ALLEYS. THE ALLEYS ARE TO BE DETERMINED AT TIME OF FINAL PLAN.
  3. ALL DIMENSIONS, CURVE RADII AND 90° - 180° BEING NOTED OTHERWISE.
  4. CURVE RADII AT INTERSECTIONS WITH PARKING DRIVEWAYS, DRIVEWAYS, PARKING LOTS AND THE DALLAS NORTH TOLLWAY ARE 90° - 180° BEING NOTED OTHERWISE.
  5. TURN LANE DIMENSIONS NOTED WITH 90° AND 180° AS APPROVED BY THE DALLAS COUNTY DEPARTMENT AND CURRENTLY UNDER CONSTRUCTION.
  6. INCIDENTAL ON BLOCK C MAY DEVELOPE AS NON-RESIDENTIAL.

**OWNERS:**  
 SSR COLIN LAND, L.P.  
 200 CRESCENT COURT, SUITE 610  
 DALLAS, TEXAS 75001  
 (214) 955-7980  
**CITY OF FRISCO**  
 6881 MAIN STREET  
 FRISCO, TEXAS 75034  
 (972) 335-5555

**ARCHITECT OF RECORD:**

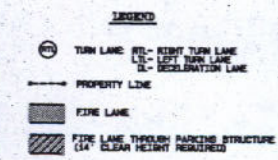
HKS, INC.  
 1515 MCKINNEY AVE.  
 DALLAS, TEXAS 75001  
 (214) 969-0559

**CIVIL ENGINEER / SURVEYOR:**

GRAHAM ASSOCIATES, INC.  
 615 SIX FLAGS DR., SUITE 400  
 ARLINGTON, TEXAS 76011  
 (817) 840-8535

USE	THICK SUMMARY	Square Feet
Office		1,697,000
Retail Pad		75,000
Hotel (800 Rooms)		487,700
Convention		80,000
Stadium (15,000 Seats)		408,000
Residential (700 Units)		778,940
<b>TOTAL</b>		<b>3,326,640</b>

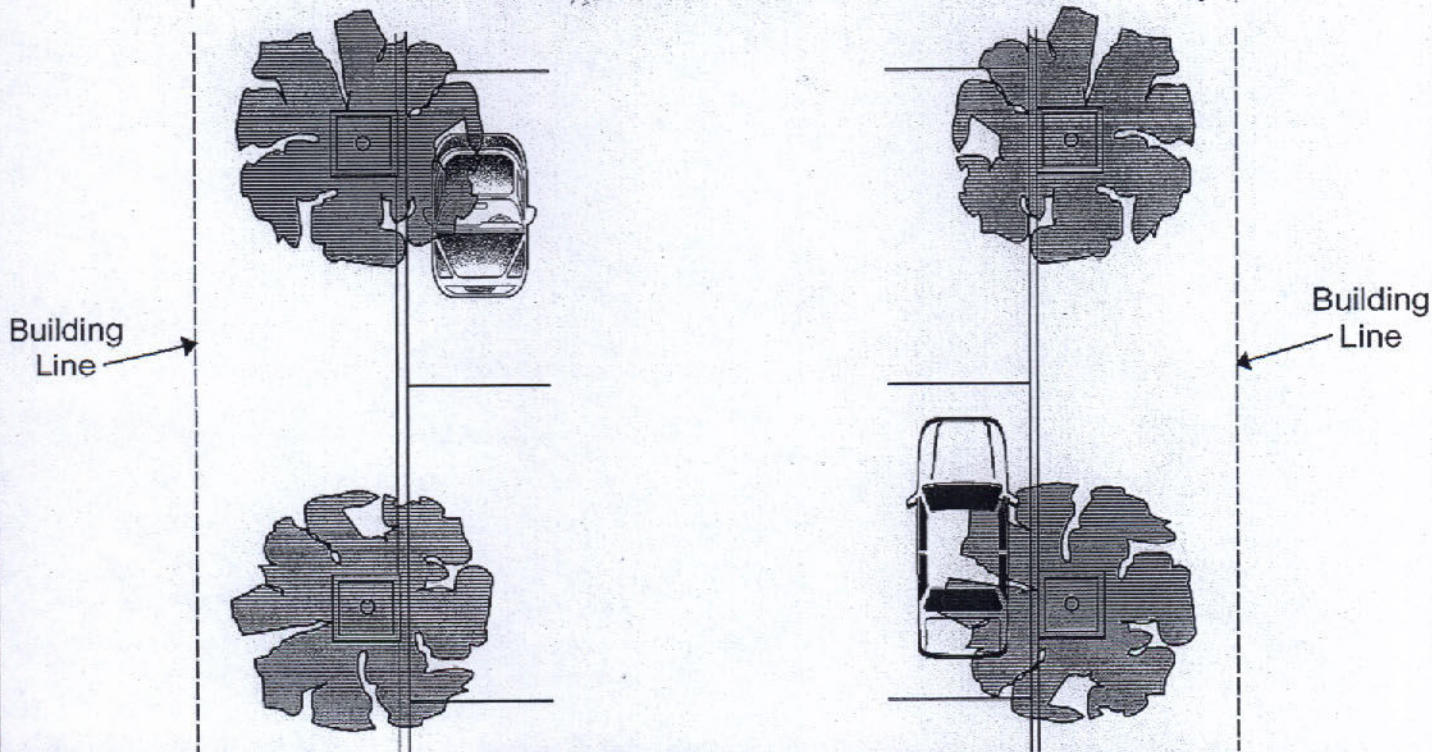
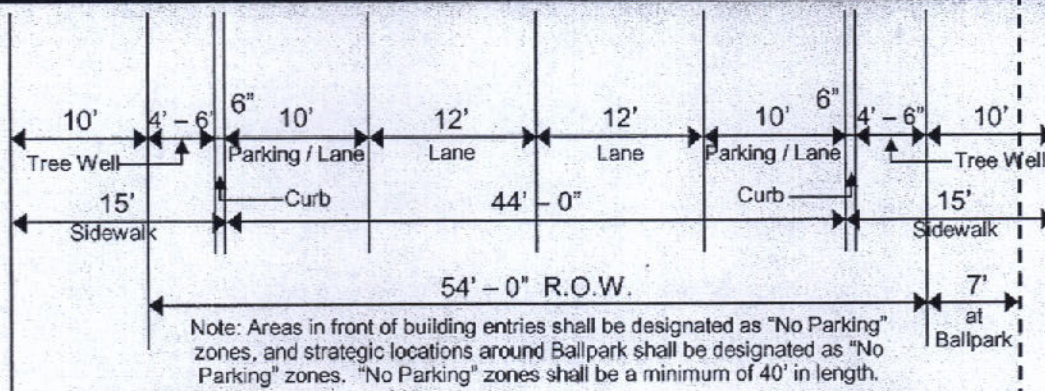
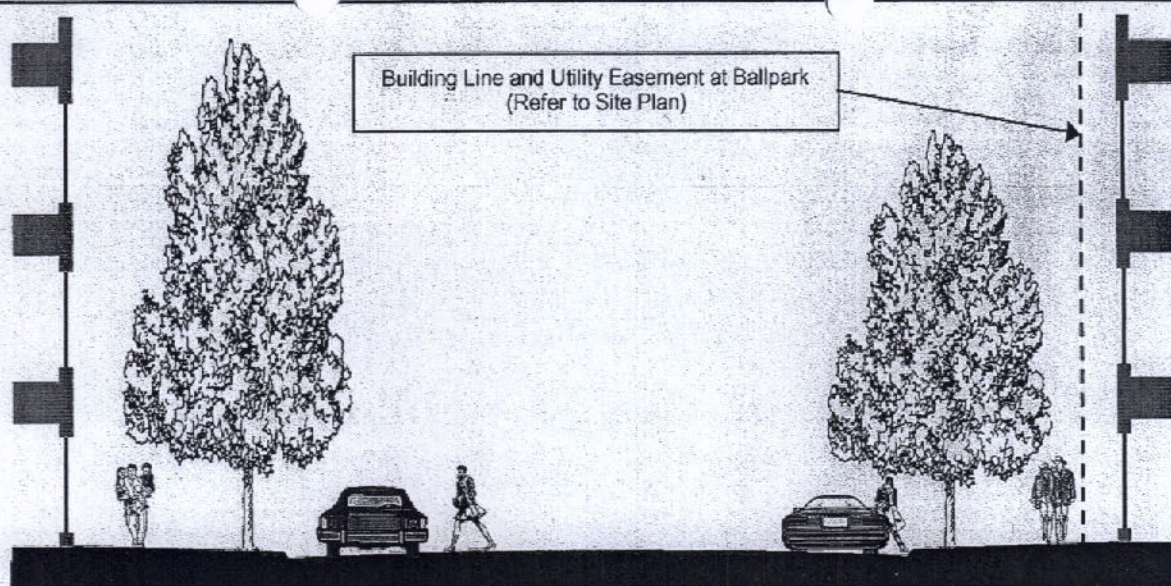
BLOCK AREA	Block A	Block B	Block C	Block D	Block E	Block F	Block G
Block A	Ballpark	Stadium Center/Office/Hotel	Convention/Hotel/Residential	Residential	Office/Hotel/Residential	Office/Hotel	Office/Hotel
Block A	350,840	790,740	420,520	381,350	353,260	395,410	420,520
Block B	350,840	790,740	420,520	381,350	353,260	395,410	420,520
<b>TOTAL SITE AREA</b>	<b>3,326,640</b>	<b>74,710</b>					



A CONCEPT PLAN OF THE  
**FRISCO SPORTS COMPLEX**  
 FRISCO, TEXAS  
 a development of  
**SOUTHWEST SPORTS REALTY**







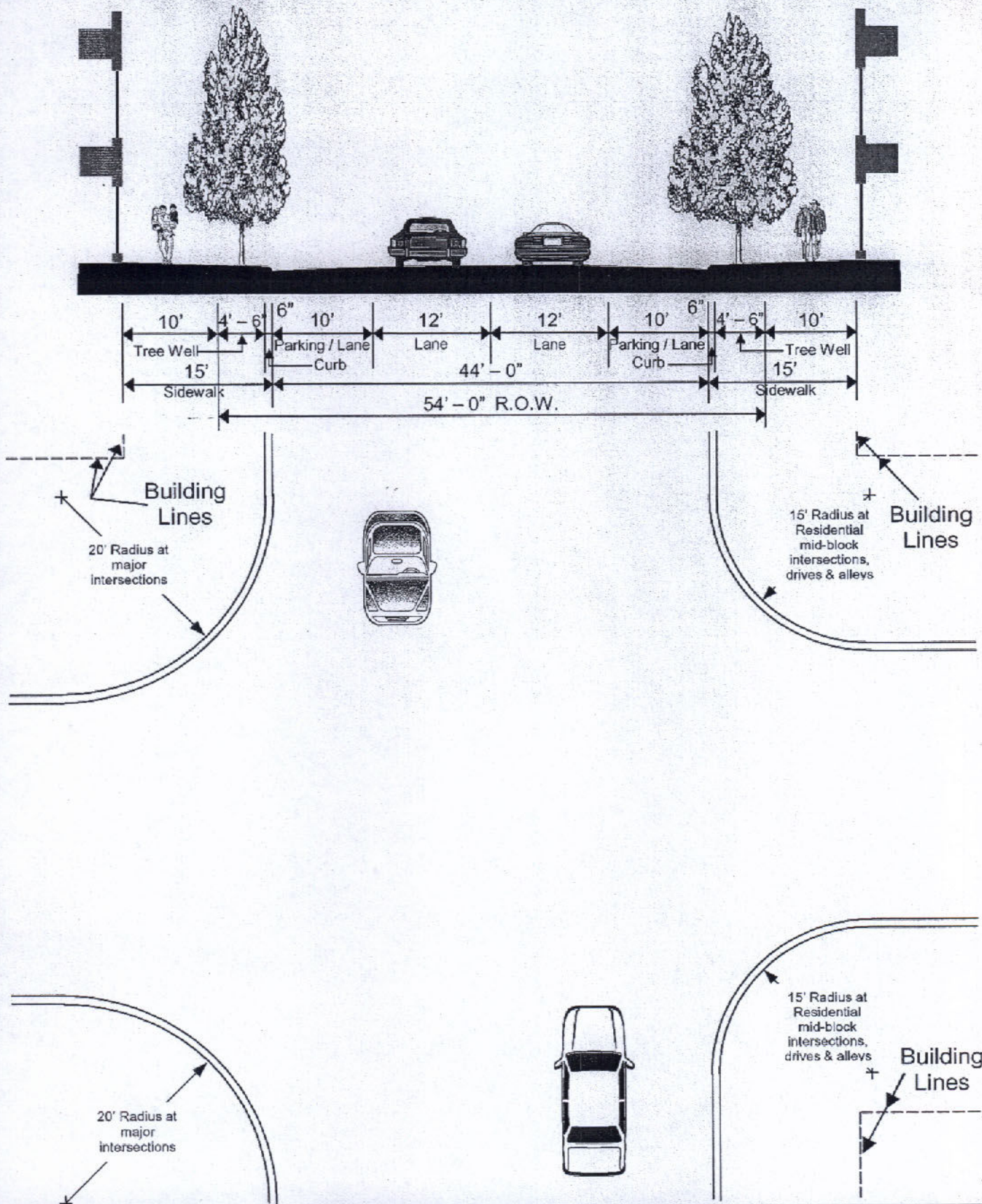
Public Right of Way Diagram – Plan & Section  
TYPICAL STREET – May 23, 2002

FRISCO SPORTS COMPLEX  
PLANNED DEVELOPMENT

BECK

Diagram A





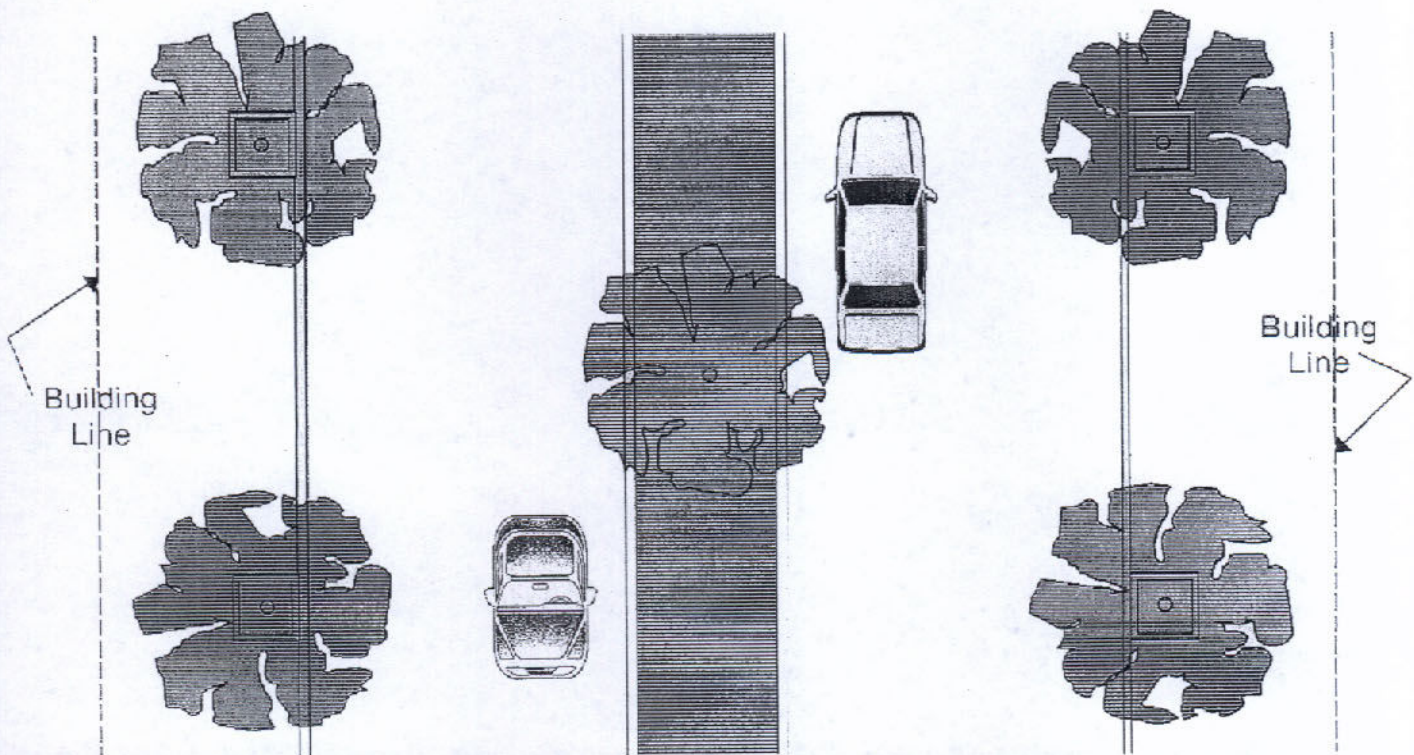
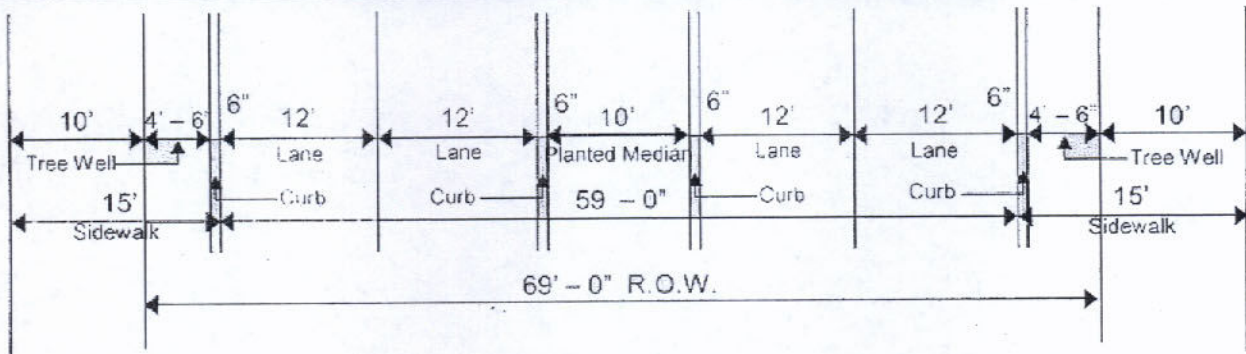
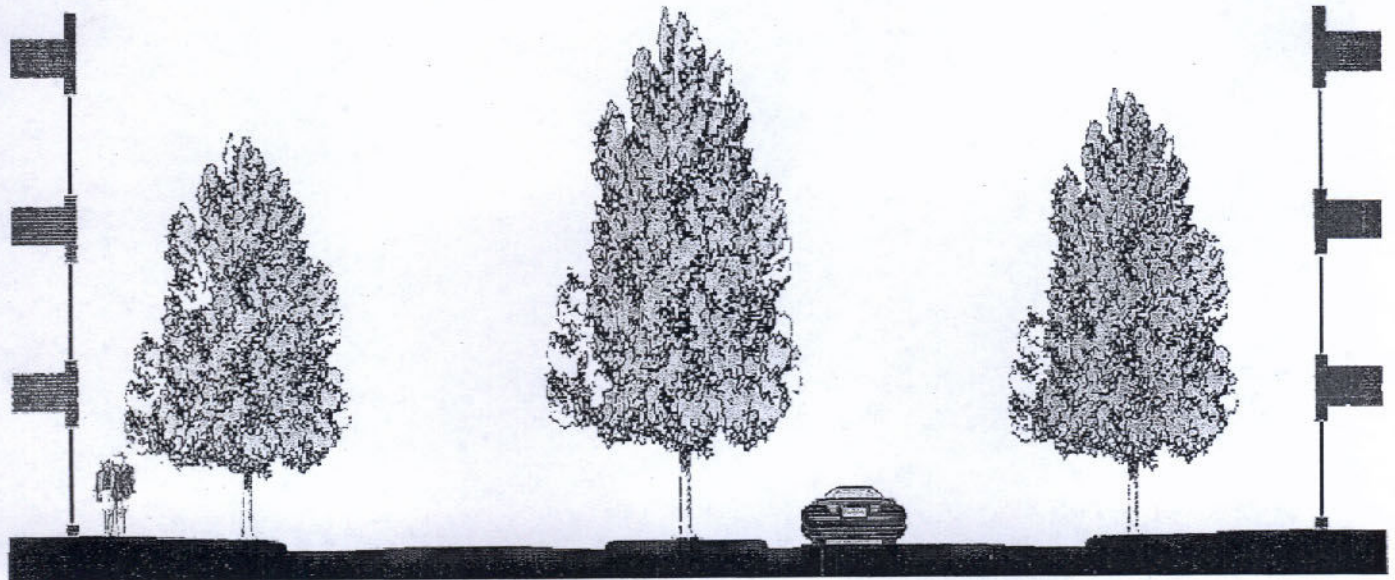
Public Right of Way Diagram – Plan & Section  
TYPICAL INTERSECTION – May 23, 2002

FRISCO SPORTS COMPLEX  
PLANNED DEVELOPMENT

BECK

Diagram B





Public Right of Way Diagram - Plan & Section  
BOULEVARD WITH MEDIAN - May 23, 2002

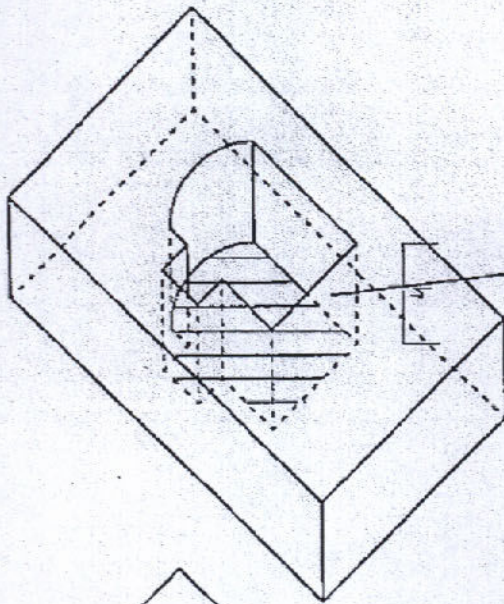
FRISCO SPORTS COMPLEX  
PLANNED DEVELOPMENT

BECK

Diagram C

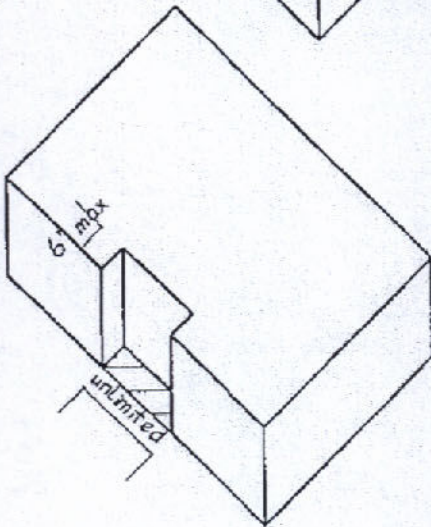


## CLOSED COURT

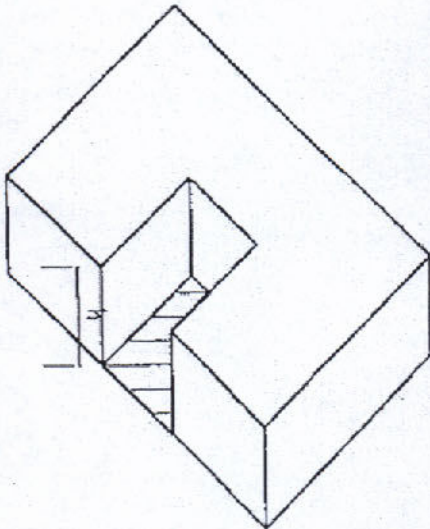


AREA NOT LESS THAN 250 SF FOR  
COMMERCIAL  
200 SF FOR SINGLE FAMILY RESIDENTIAL  
MIN  $2h^2$  AREA

## COURT NICHE

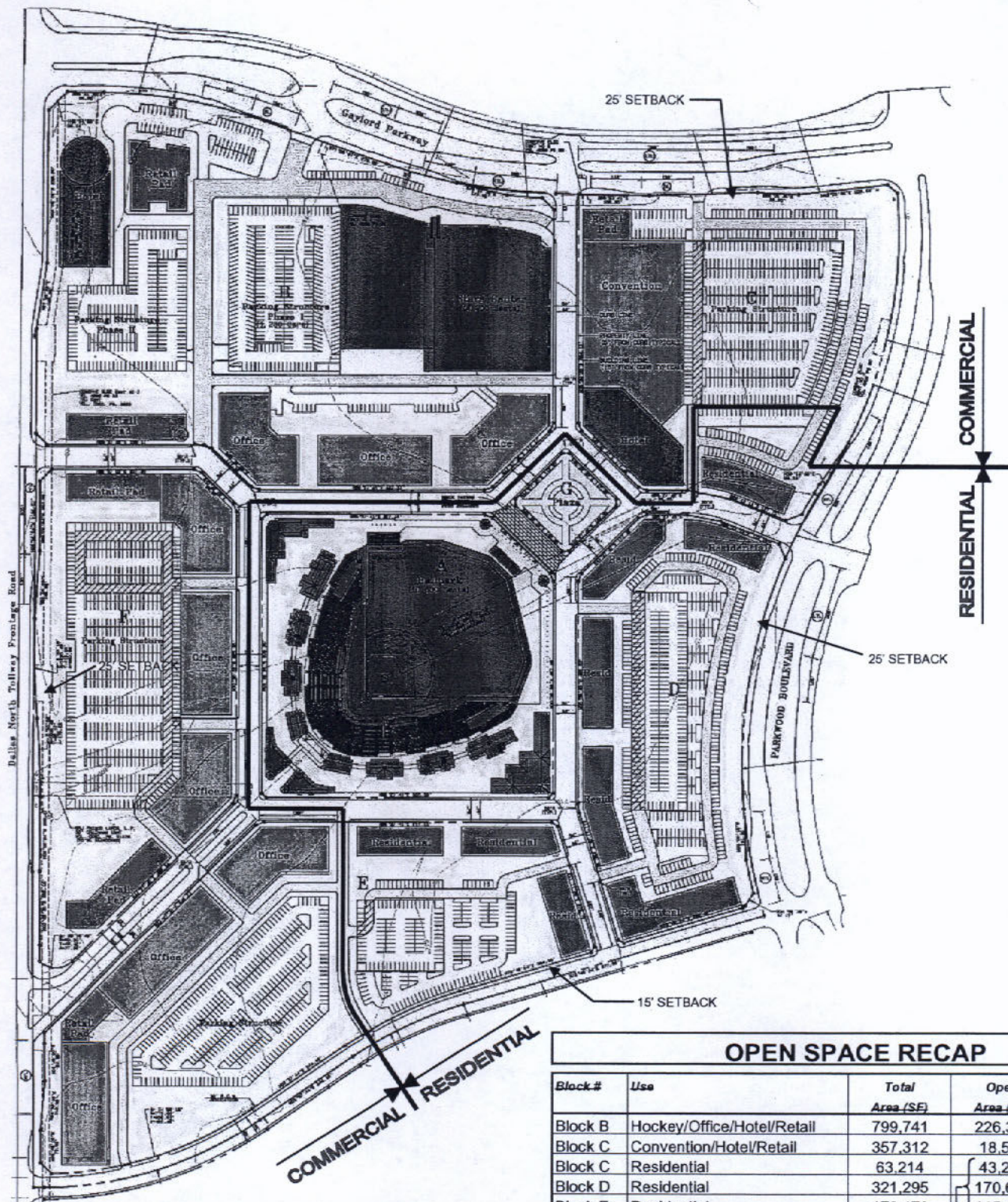


## OPEN COURT



MIN WIDTH =  $1/4h$  or 12'  
WHICHEVER GREATER





Residential on Block C may develop as non-residential

Denotes all areas considered as Open Space

### OPEN SPACE RECAP

Block #	Use	Total Area (SF)	Open Area (SF)	Percent of Open Area
Block B	Hockey/Office/Hotel/Retail	799,741	226,321	28.299%
Block C	Convention/Hotel/Retail	357,312	18,566	5.196%
Block C	Residential	63,214	43,262	68.437%
Block D	Residential	321,295	170,699	53.128%
Block E	Residential	173,470	115,110	66.357%
Block E	Office/Retail	350,421	110,582	31.557%
Block F	Office/Retail	398,418	77,128	19.359%
SUBTOTAL		2,463,871	761,668	30.913%
Block A	Ballpark	380,949	Prorated to Above	
Block G	Plaza	29,459	Prorated to Above	
Streets (Less Interior Sidewalks, Included Above)		380,089		
TOTAL		74.710 Acres 3,254,368	761,668	23.404%

### OPEN SPACE CALCULATIONS

May 23, 2002

### FRISCO SPORTS COMPLEX PLANNED DEVELOPMENT

BECK

Diagram E









Diagram F



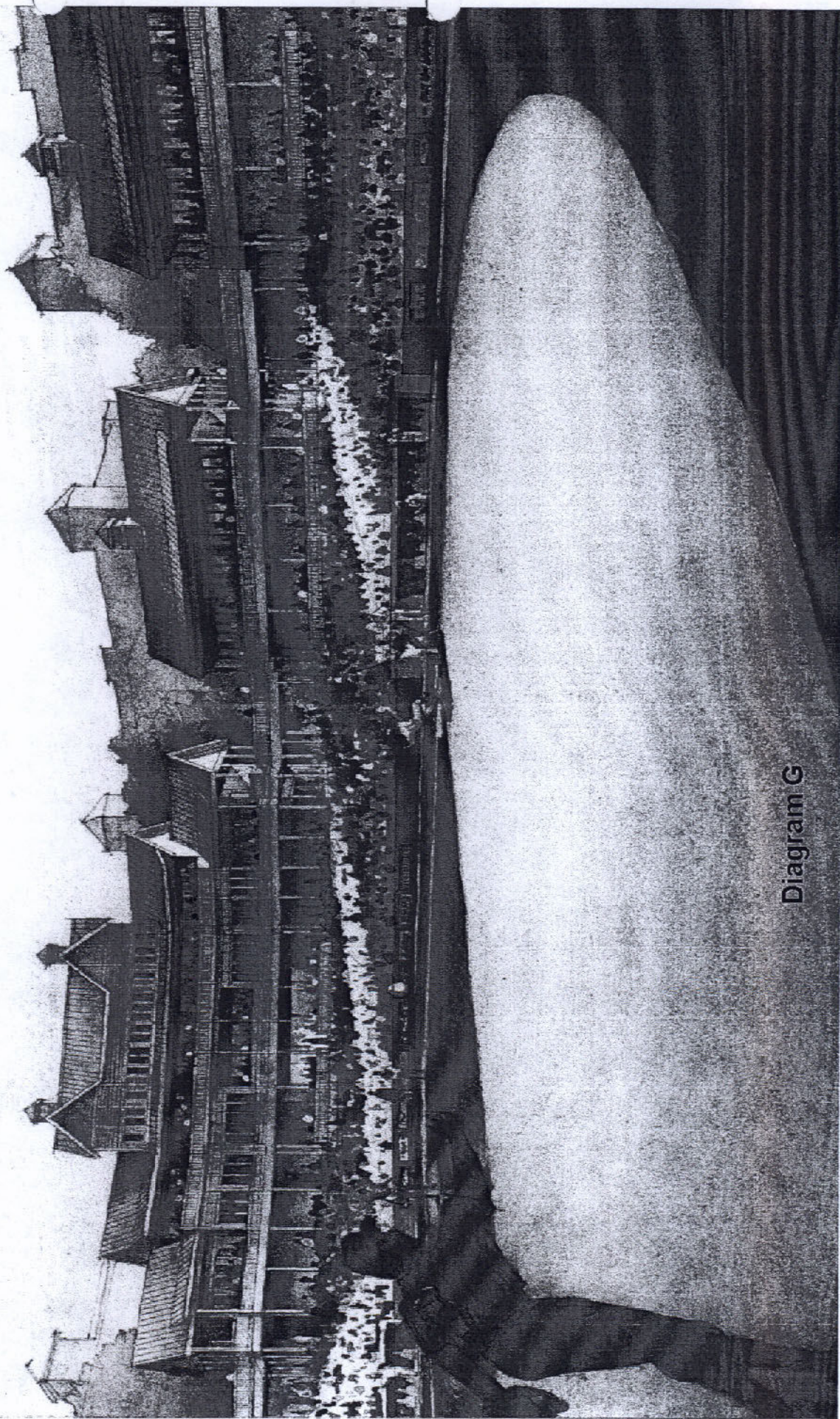


Diagram G



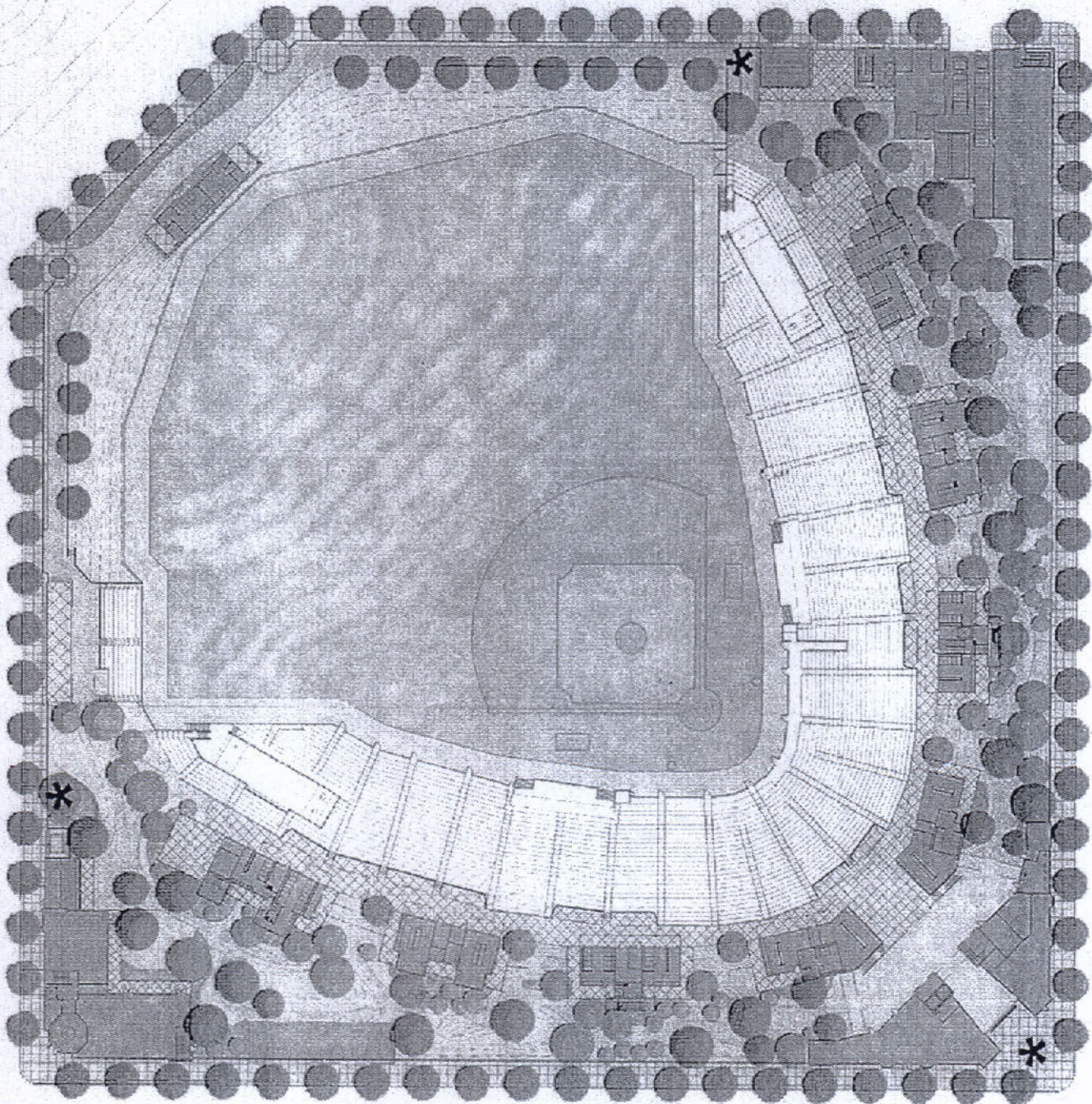


Diagram H

Concourse Landscape Concept Plan  
\* = Hard Surface Exit Gate





**HKS**  
ARCHITECTS

View from Gaylord looking southeast

RENDERING'S  
 PRISCO STARS CENTER & TRAINING FACILITY  
 PRISCO, TEXAS

Diagram I

RENDERING'S, INC.



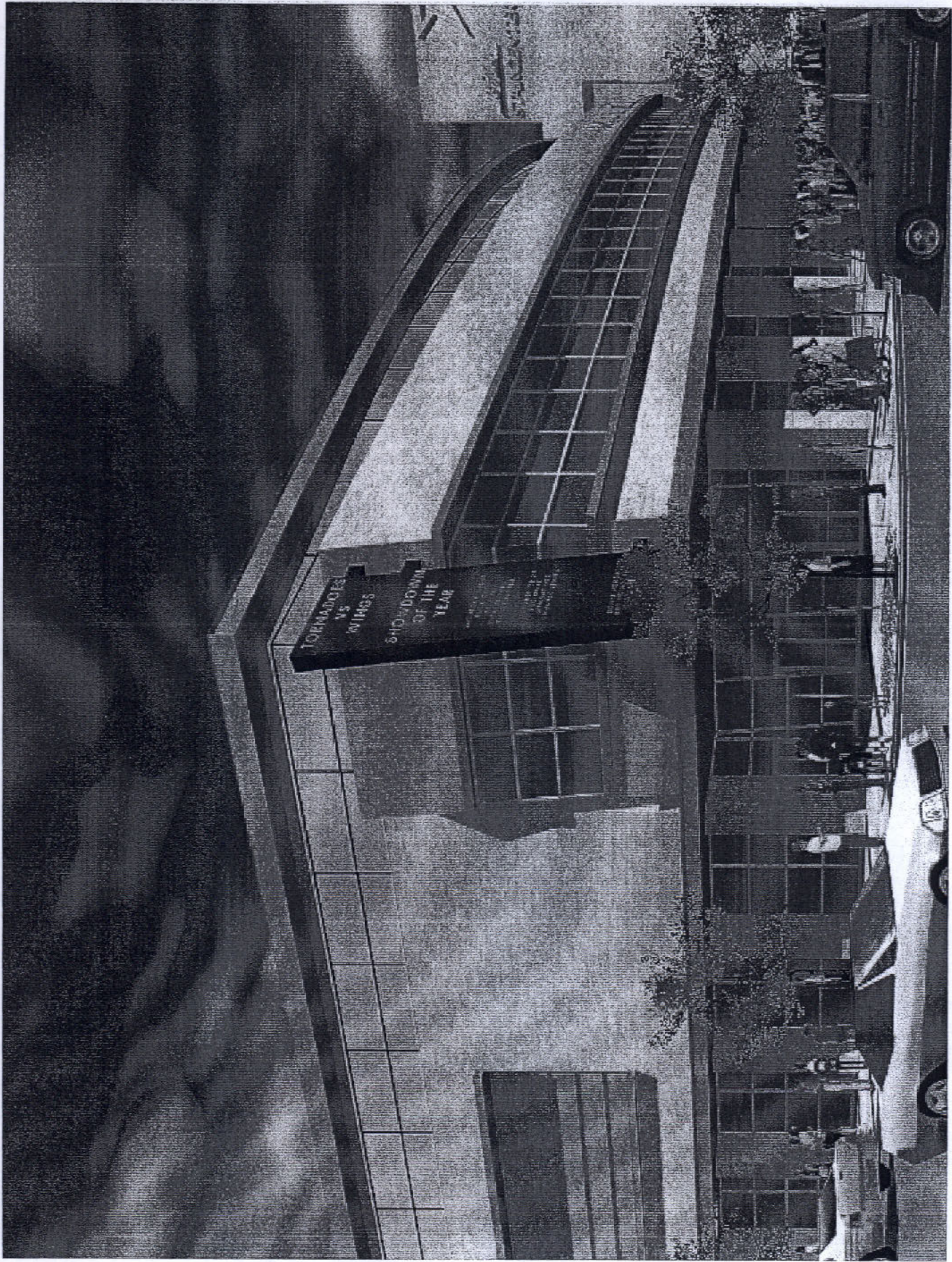


Diagram J

View of NE corner of Hockey Center



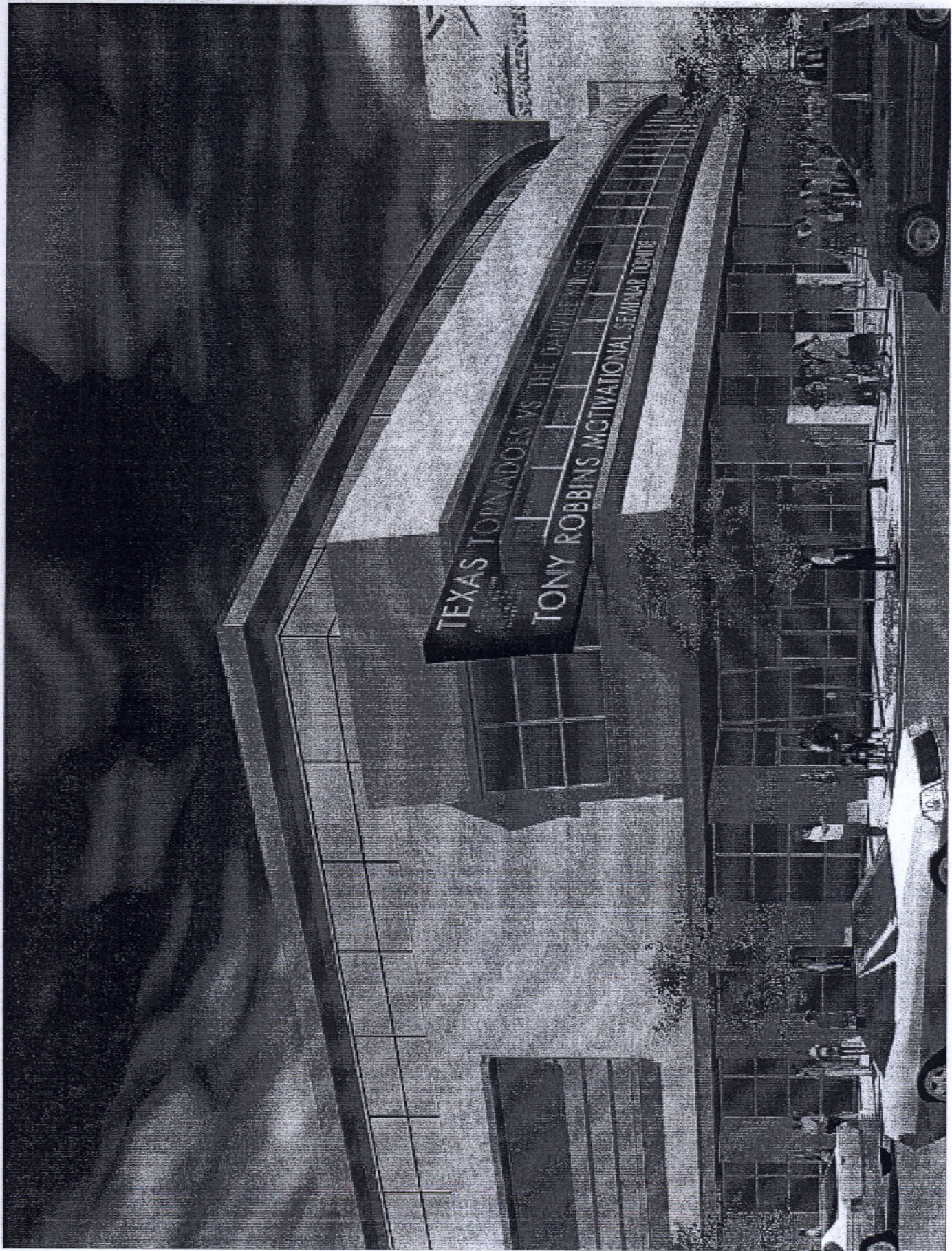
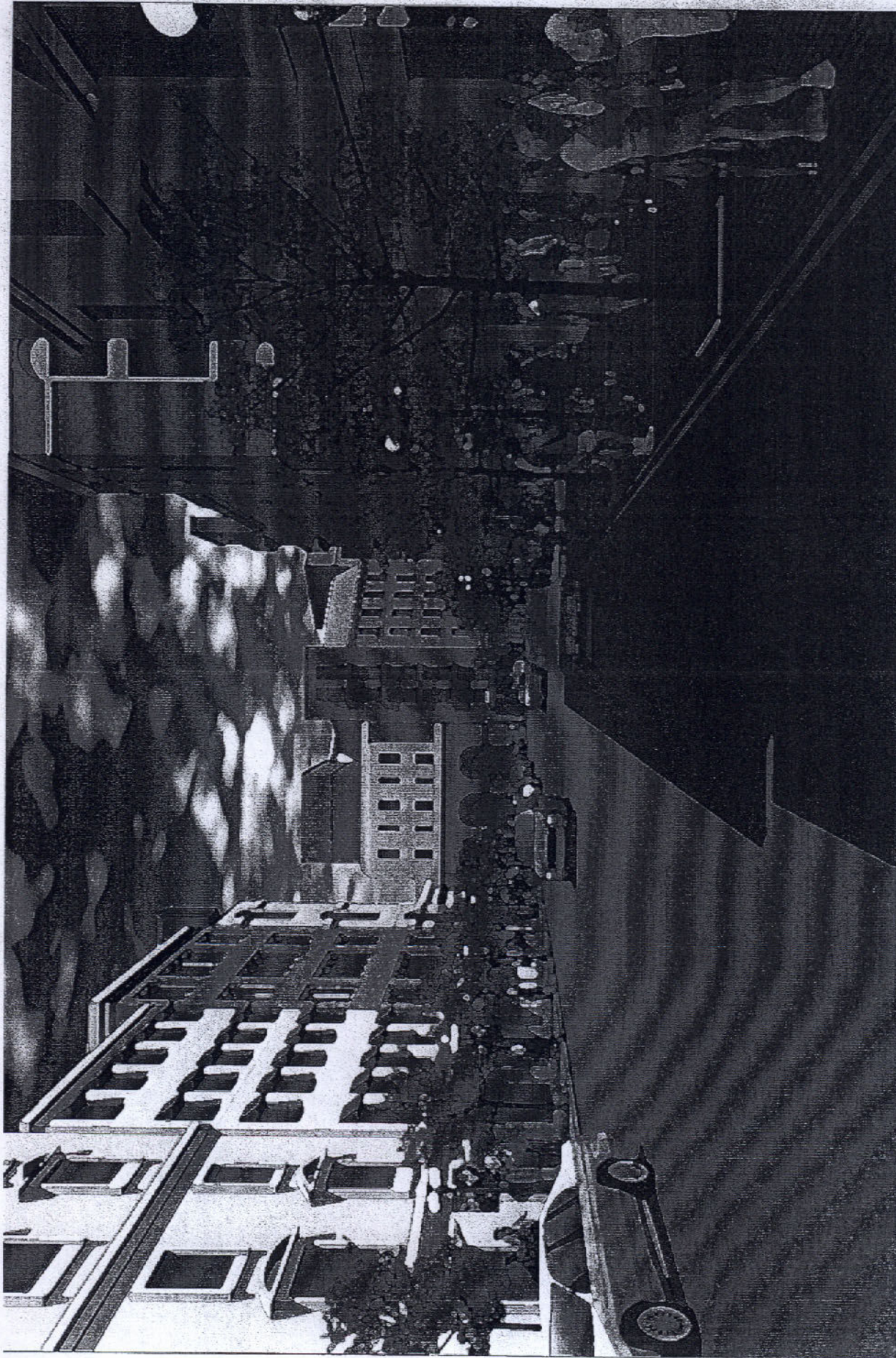


Diagram K

Alternate design of scrolling marquee





RENDERINGS  
FRISCO STARS CENTER & TRAINING FACILITY  
FRISCO, TEXAS

Diagram L

HKS  
ARCHITECTS  
PLLC  
HOUSTON, TEXAS  
SAN ANTONIO, TEXAS  
DALLAS, TEXAS  
FORT WORTH, TEXAS  
IRVING, TEXAS  
KANSAS CITY, MISSOURI  
LOS ANGELES, CALIFORNIA  
MINNEAPOLIS, MINNESOTA  
NEW YORK, NEW YORK  
ORLANDO, FLORIDA  
PHILADELPHIA, PENNSYLVANIA  
PORTLAND, OREGON  
SAN FRANCISCO, CALIFORNIA  
SEATTLE, WASHINGTON  
WASHINGTON, D.C.

View from Street "E" looking east

JANUARY 18, 2007





**HKS**  
HKS INCORPORATED  
 10000 WEST 10TH AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 TEL: 303.733.0000  
 FAX: 303.733.0001  
 WWW.HKS.COM

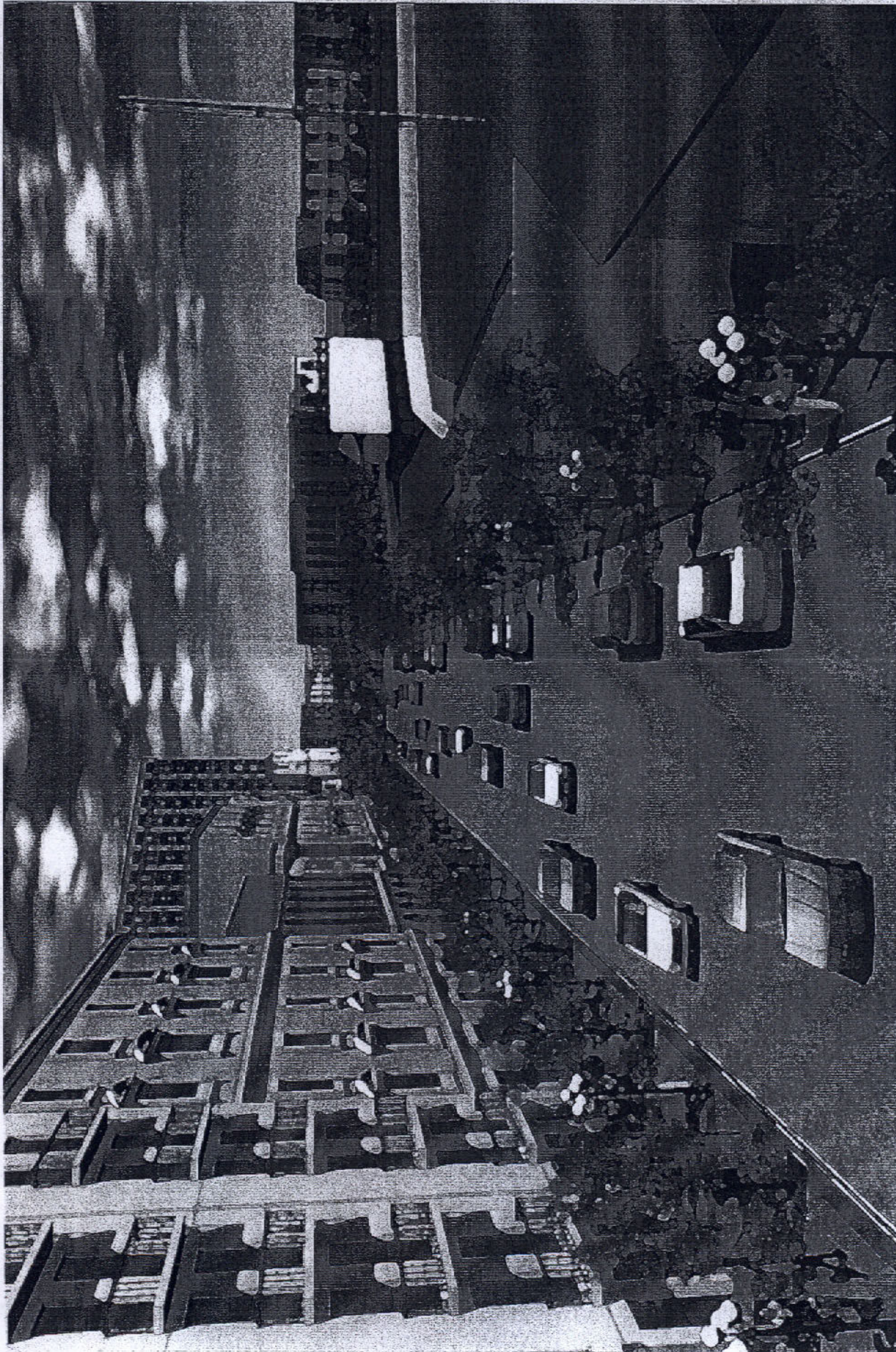
**RENDERINGS**  
**FRISCO STARS CENTER & TRAINING FACILITY**  
**FRISCO, TEXAS**

View from Street 'G' looking northeast across Plaza

**Diagram M**

JANUARY 18, 2009





**HKS**  
ARCHITECTS  
PLANNERS  
ENGINEERS

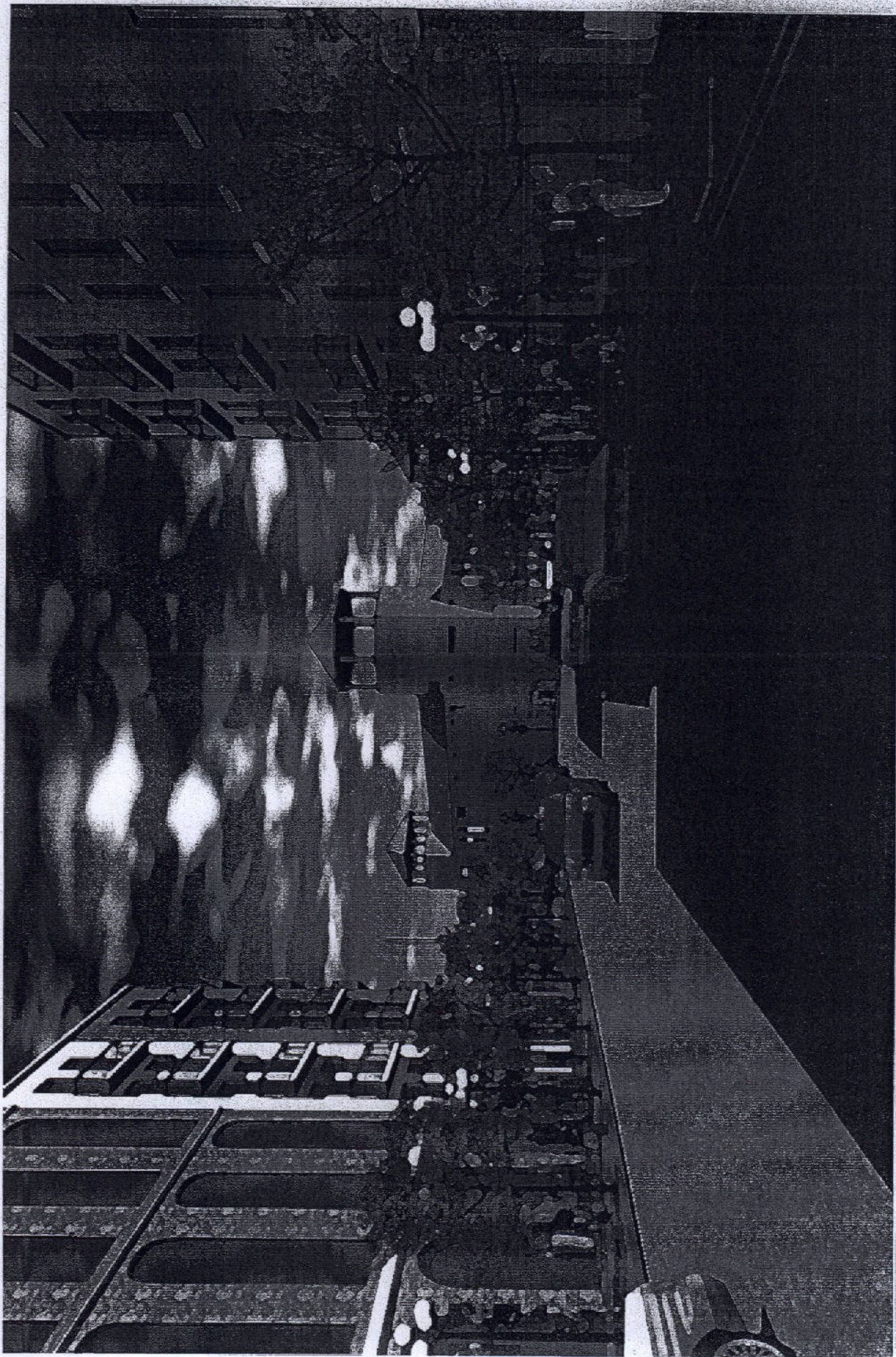
RENDERINGS  
FRISCO STARS CENTER & TRAINING FACILITY  
FRISCO, TEXAS

View from Street 'B' looking east beside Ballpark

Diagram N

JANUARY 16, 2005





RENDERINGS  
FRISCO STARS CENTER & TRAINING FACILITY  
FRISCO, TEXAS

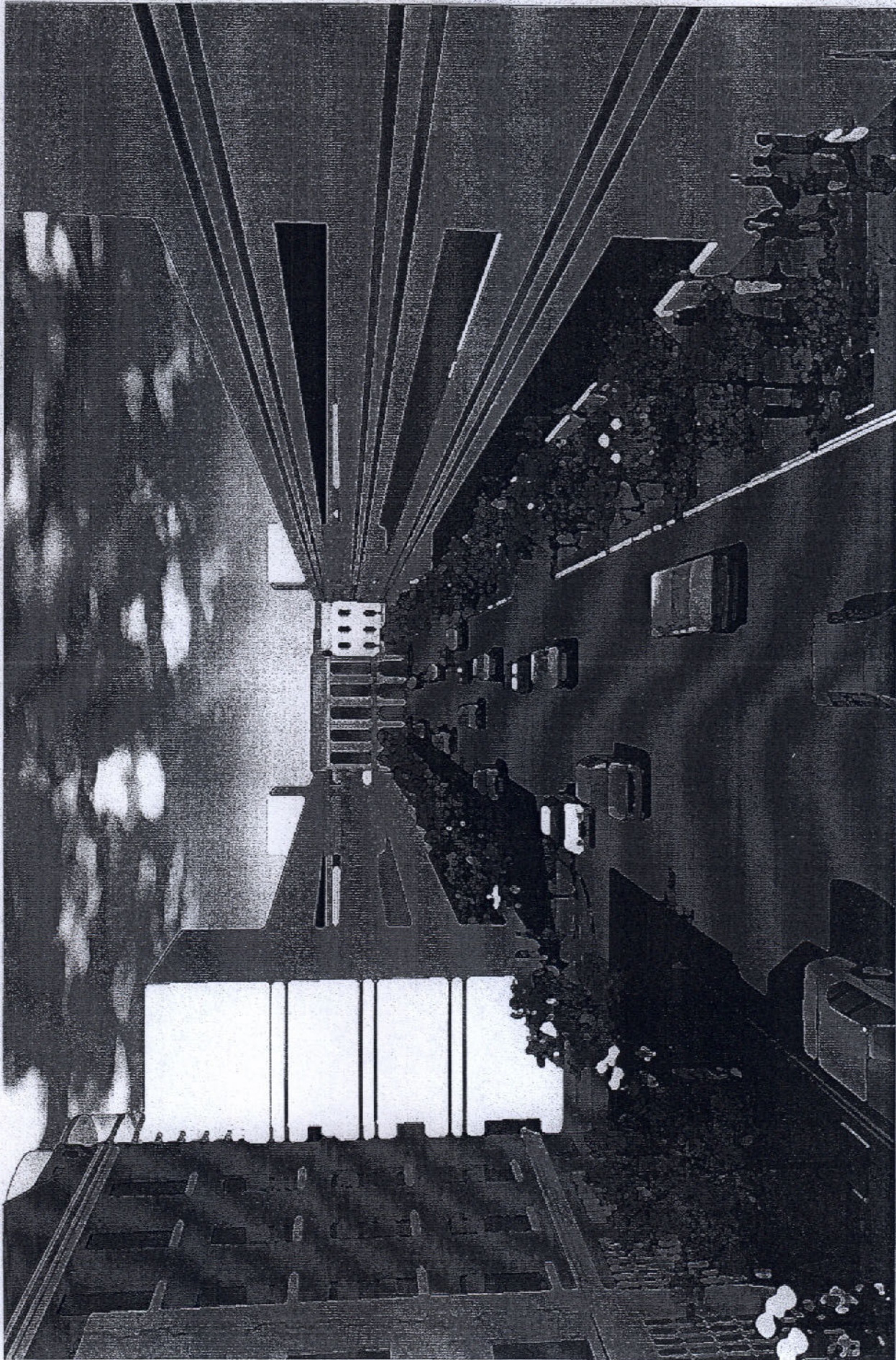
HKS  
ARCHITECTS  
PLANNERS  
INTERIORS  
ENVIRONMENTAL  
ENGINEERS

Diagram O

View from Street 'E' looking southeast toward Ballpark

JANUARY 16, 2003





RENDERINGS  
FRISCO STARS CENTER & TRAINING FACILITY  
FRISCO, TEXAS

HKS  
ARCHITECTS  
PLANNERS  
ENGINEERS

## Diagram P

View from Driveway at west side of parking structure looking north

JANUARY 16, 2002





# FRISCO BASEBALL

											H	E
1	2	3	4	5	6	7	8	9	10	11		
GUEST												
FRISCO												
NEXT HOME GAME IS SAT. at 3:00												
Come on out and cheer the team on												
AT BAT			BALL		STRIKE		OUT					

DOMINANT  
IDENTITY  
PARTNERS

DOMINANT  
IDENTITY  
PARTNERS

DOMINANT  
IDENTITY  
PARTNERS

DOMINANT  
IDENTITY  
PARTNERS

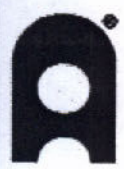
## Frisco Baseball / Frisco, TX

BA-2002-11 SCBD with an AF-4010-32x304-9" Galaxy™ Display, ID & Sponsors

DWG# 104147 (Rev. 3) revised 5-0-02)

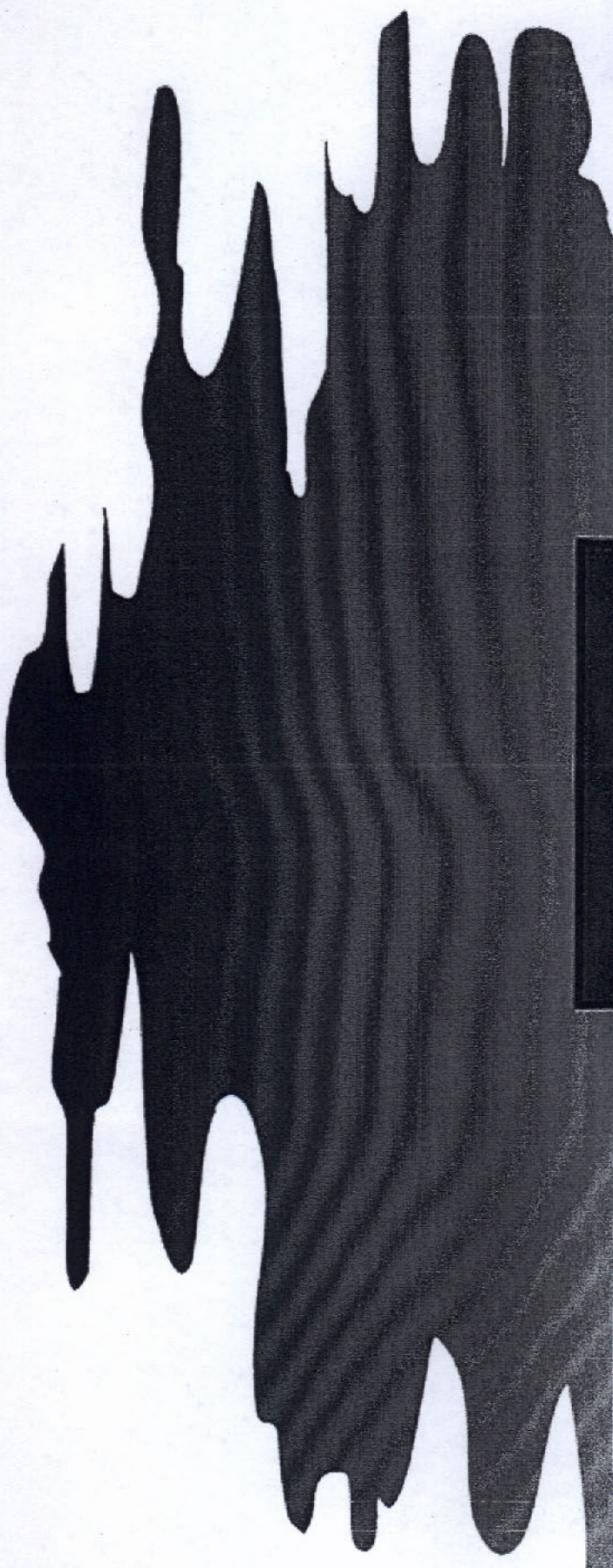
March 20, 2002 - Copyright © 2002 Daktronics, Inc

Diagram Q



DAKTRONICS





**Frisco Baseball / Frisco, TX**

**AF-2013-256x336-23mm ProStar® RGB Display & Sponsors**

DWG# 104153 (Rev. 2); revised 5-0-02)

May 8, 2002 - Copyright © 2002 Daktronics, Inc.

**Diagram R**







GUEST	HOME	RUNS	HITS	ERR	BALL	STRIKE	OUT	INNING
8	12	5	15	3	2	2	2	9

Mandalay Entertainment (Frisco Park) / Los Angeles, CA

Aux. Baseball SCBD with an AF-2013-48x112-23mm ProAd+ RGB Display

DWG# 162516 (Rev. 0)

February 11, 2002 • Copyright © 2002 Daktronics, Inc.

Diagram S







**Mandalay Entertainment (Frisco Park) / Los Angeles, CA**

**AF-2013-48x1232-34mm ProAd® RGB Display**

DWG# 102519 (Rev 0)

February 11, 2002 - Copyright © 2002 Daktronics, Inc.

Diagram T







# Mandalay Entertainment (Frisco Park) / Los Angeles, CA

AF-2013-48x880-34mm ProAd RGB Display

DWG# 102517 (Rev. 0)

February 11, 2002 - Copyright © 2002 Daktronics, Inc.

Diagram U





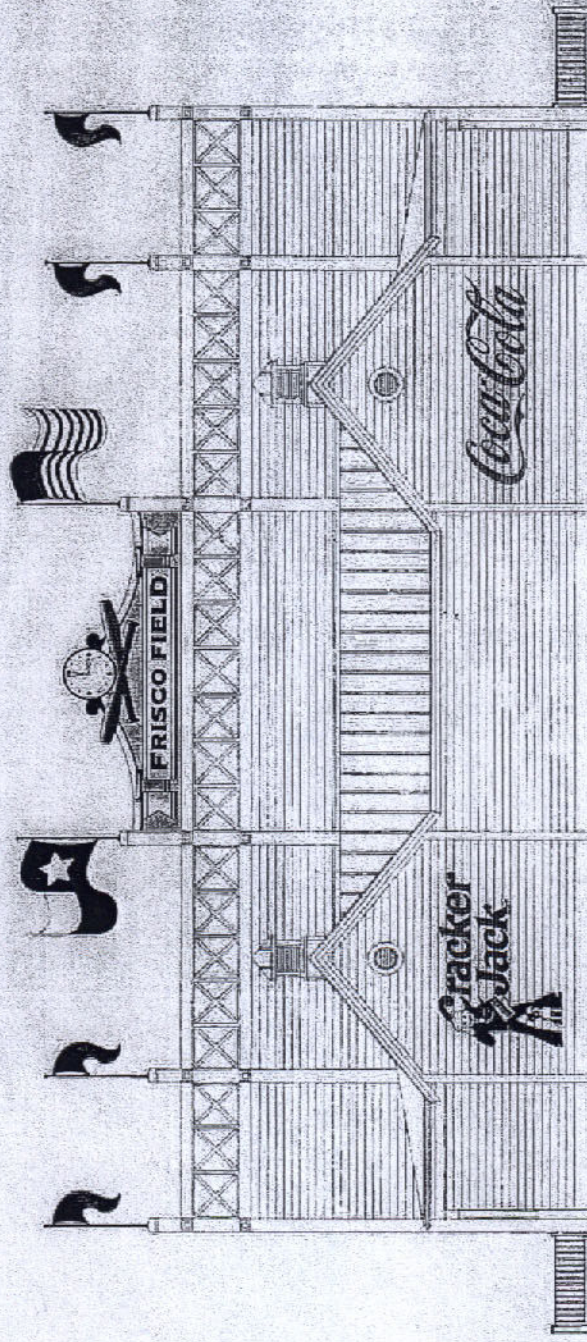


Diagram V

Frisco Sports Complex - Frisco, Texas	Score Board Structure	The Douglas Group
Frisco Ballpark	Scale: 1/8" = 1'-0"	42005.00 05.01.2002



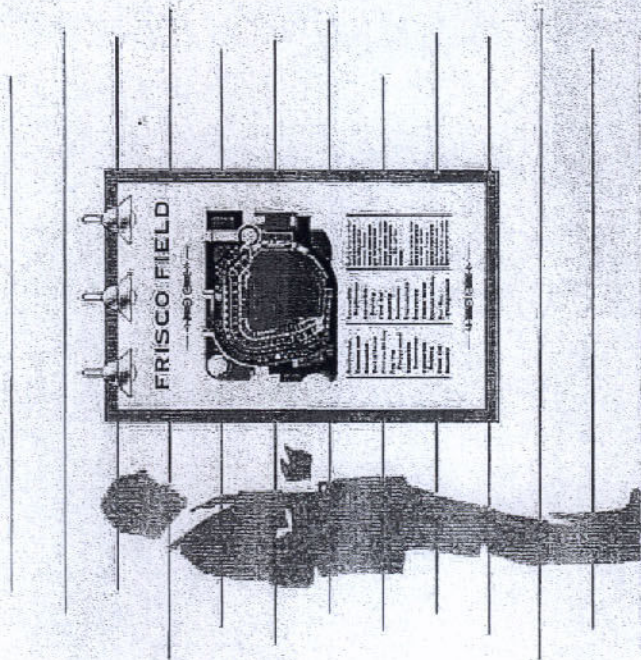
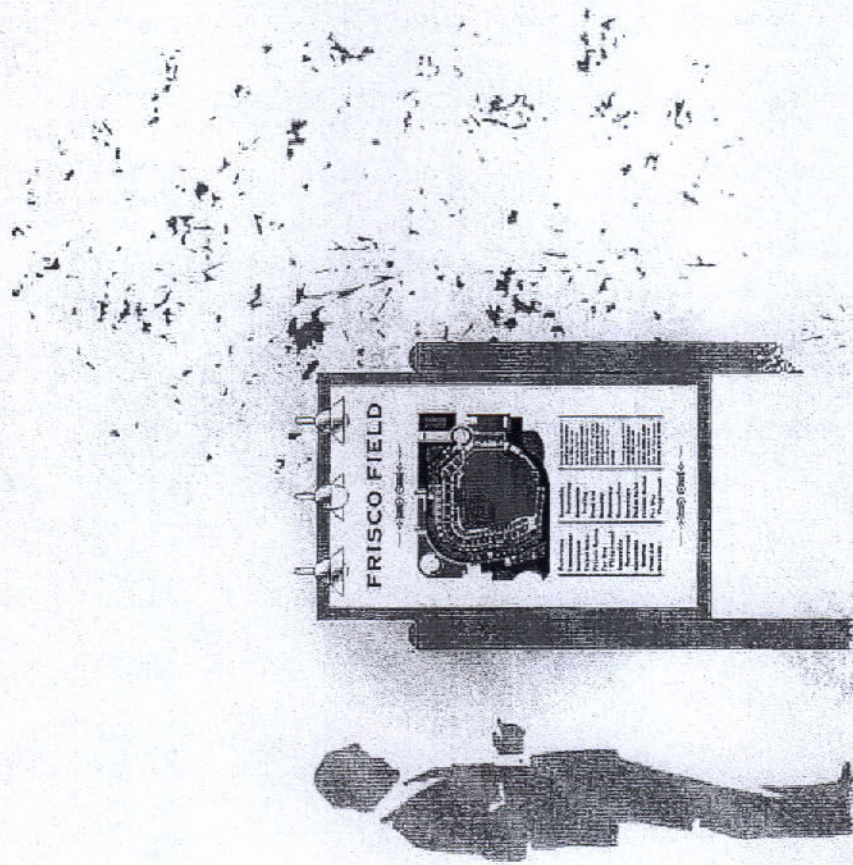


Diagram W

Frisco Sports Complex - Frisco, Texas	Freestanding Signs	The Douglas Group
Frisco Ballpark	Scale: 3/4"= 1'-0"	22006-00 05/31/2002



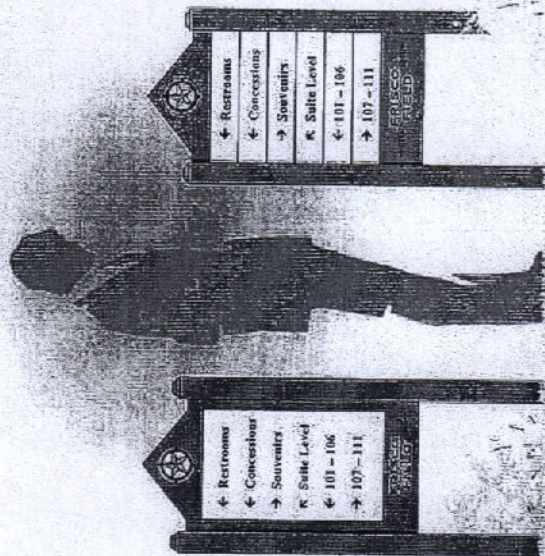


Diagram X

Frisco Sports Complex - Frisco, Texas

Frisco Ballpark

Freestanding Signs

Scale: 3/4" = 1'-0"

The Douglas Group

22005.00 06.31.2002



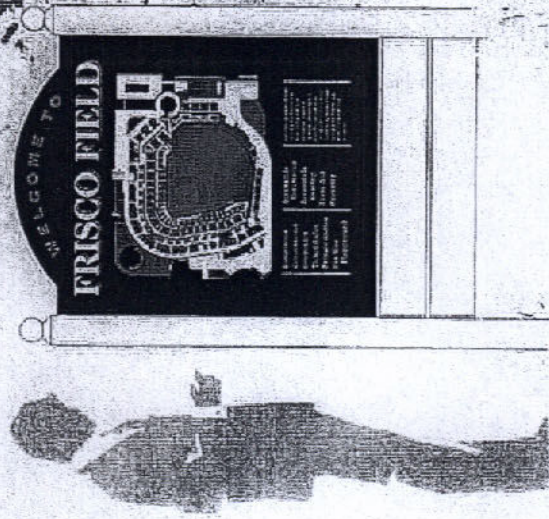
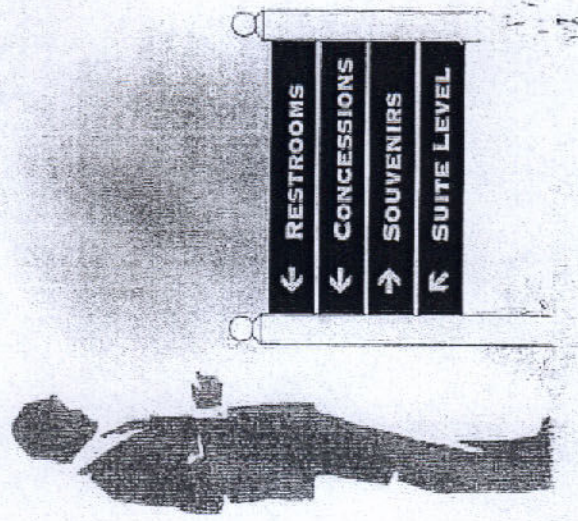


Diagram Y

Frisco Sports Complex - Frisco, Texas	Freestanding Signs	The Douglas Group
Frisco Ballpark	Scale: 3/4" = 1'-0"	22005-00 05/31/2002



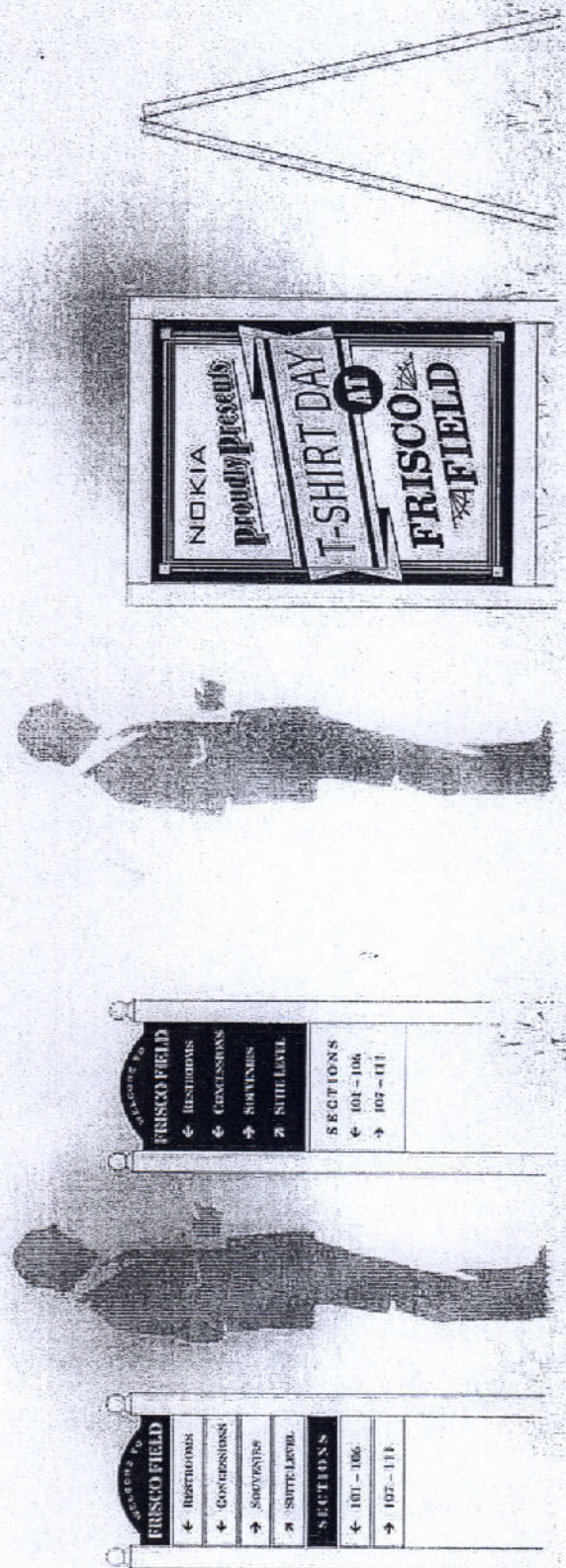
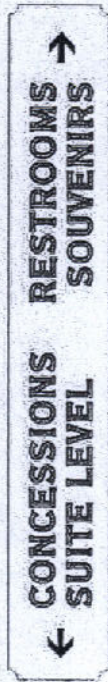
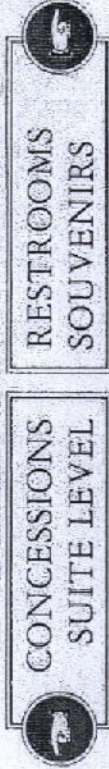
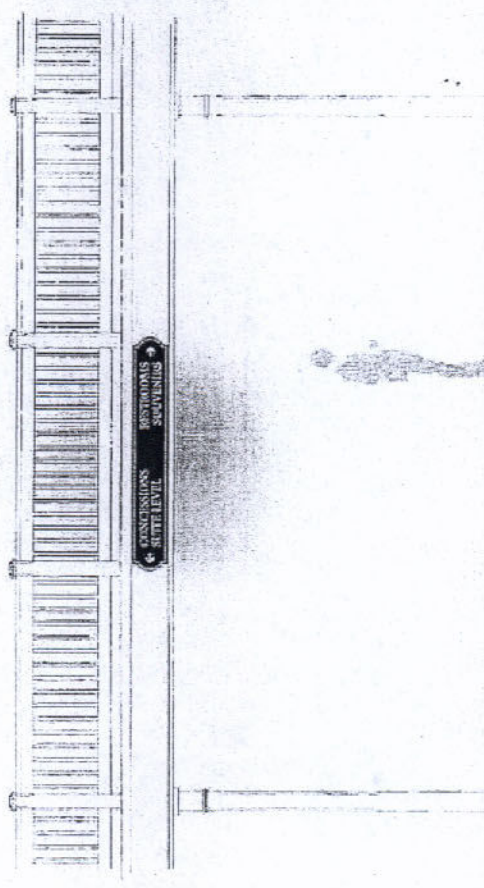


Diagram Z

Frisco Sports Complex - Frisco, Texas	The Douglas Group
Frisco Ballpark	22005.00 - 05.31.2002
Scale: 3/4" = 1'-0"	



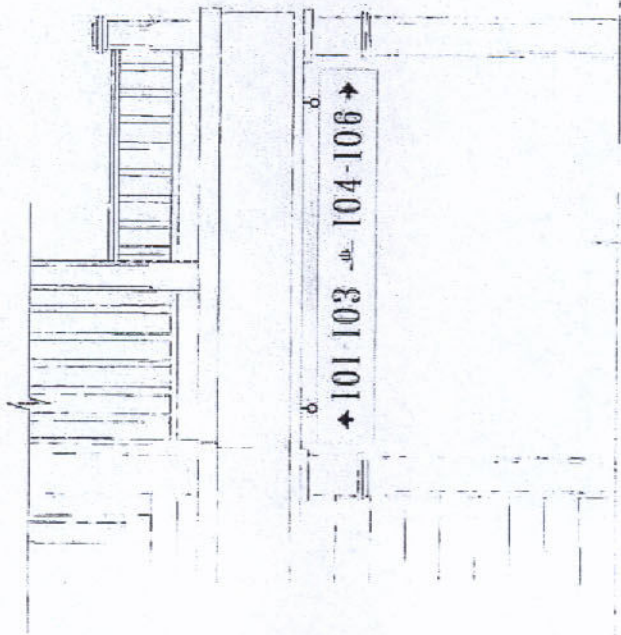


Alternative Layouts  
Scale: 3/4" = 1'-0"

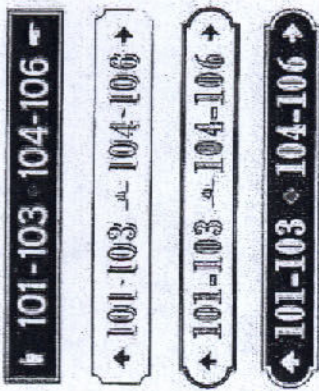
## Diagram AA

Frisco Sports Complex - Frisco, Texas	Building Mounted Signs: Bridge Mounted Directional Signs	The Douglas Group
Frisco Ballpark	Scale: 1/4" = 1'-0"	22003.00 05.31.2002

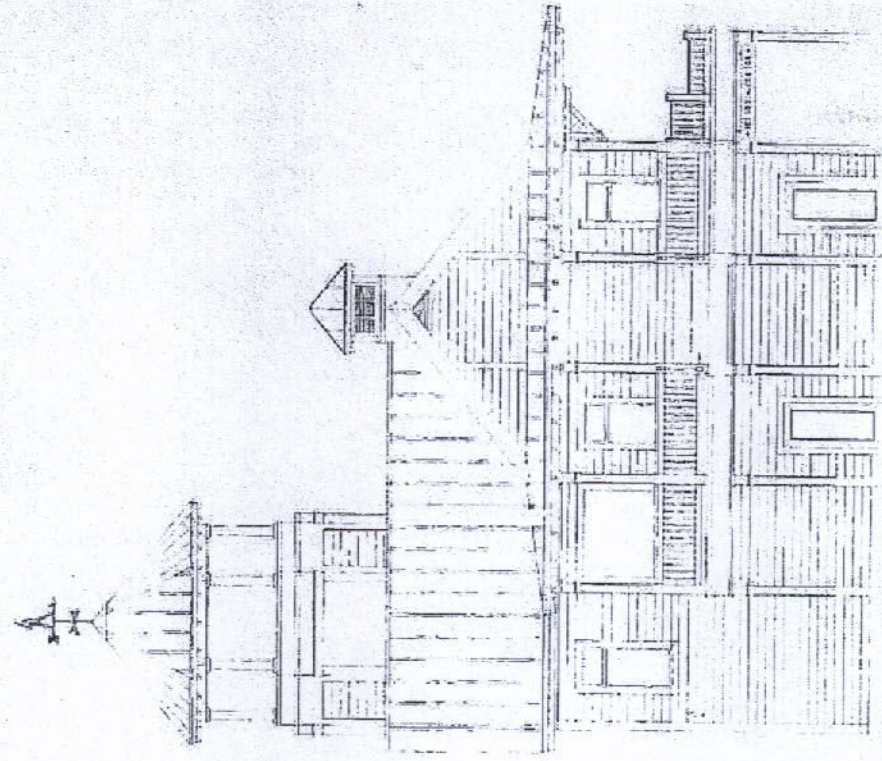




Scale: 1/2" = 1'-0"



Alternate Layouts



Scale: 1/8" = 1'-0"

# Diagram BB

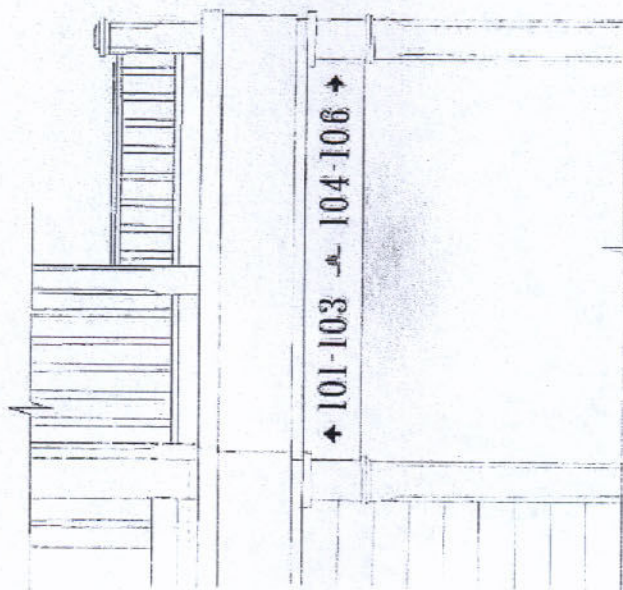
Frisco Sports Complex - Frisco, Texas  
Frisco Ballpark

Building Mounted Signs: Seating Sections Directional Signs (alternate)

Scale: Varies

The Douglas Group  
22005.00 05/31/2002





Scale: 1/2" = 1'-0"

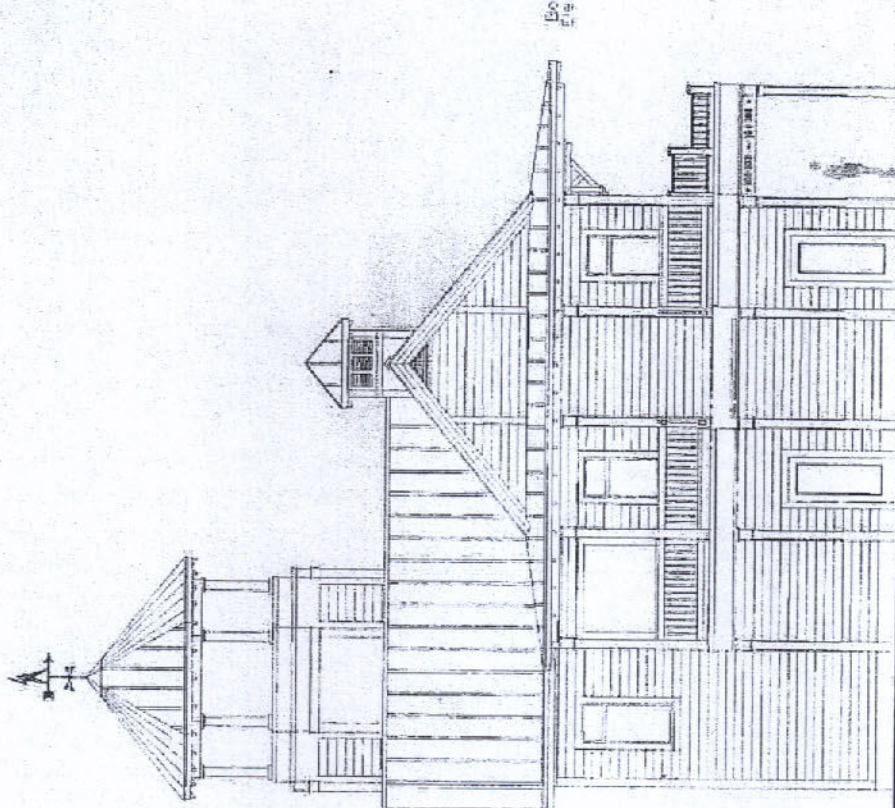
101-103 104-106

101-103 104-106

101-103 104-106

101-103 104-106

Alternate layouts



Scale: 1/8" = 1'-0"

Bottom of facade  
Floor: 12'-0" to 13'-0"

Side of facade  
Floor: 12'-0" to 13'-0"

## Diagram CC

Frisco Sports Complex - Frisco, Texas

Frisco Ballpark

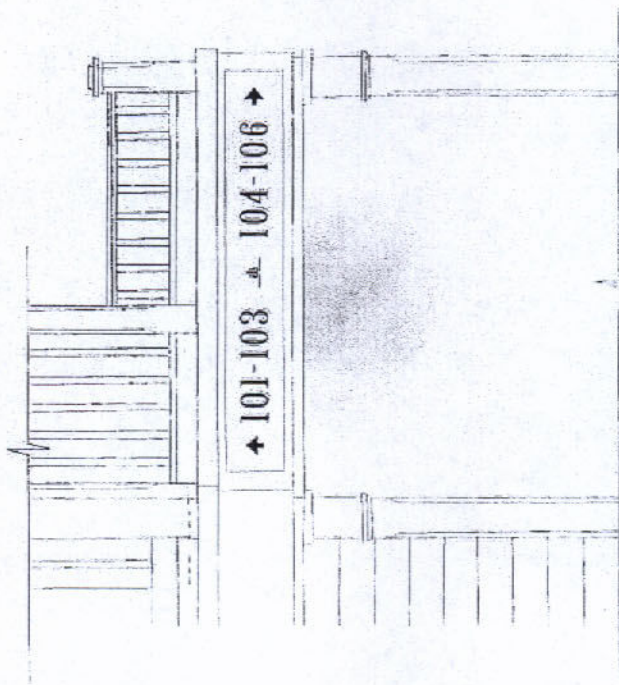
Building Mounted Signs: Seating Sections Directional Signs

Scale: Varies

The Dougherty Group

220095.00 05.31.2002





Scale: 1/2" = 1'-0"

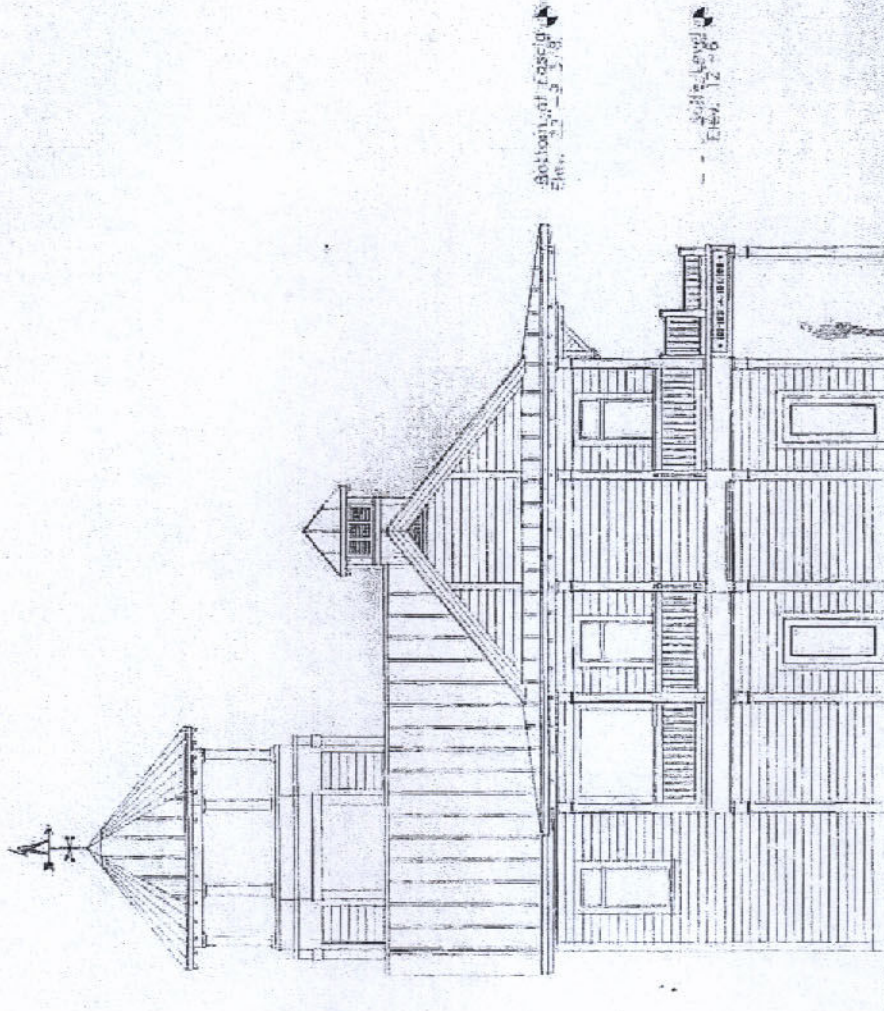
101-103 ♦ 104-106 →

101-103 ♦ 104-106 →

101-103 ♦ 104-106 →

101-103 ♦ 104-106 →

Alternate Layouts



Scale: 1/8" = 1'-0"

Bottom of Fascia  
Elev. 12'-3 1/8"

Top of Level 2  
Elev. 12'-6"

## Diagram DD

Frisco Sports Complex - Frisco, Texas Frisco Ballpark	Building Mounted Signs: Sealing Sections Directional Signs (alternate) Scale: Varies	The Douglas Group 220025.00 05.31.2002
--	---	---



CONCESSIONS

Coney Dogs

Phosphates

POP Corn

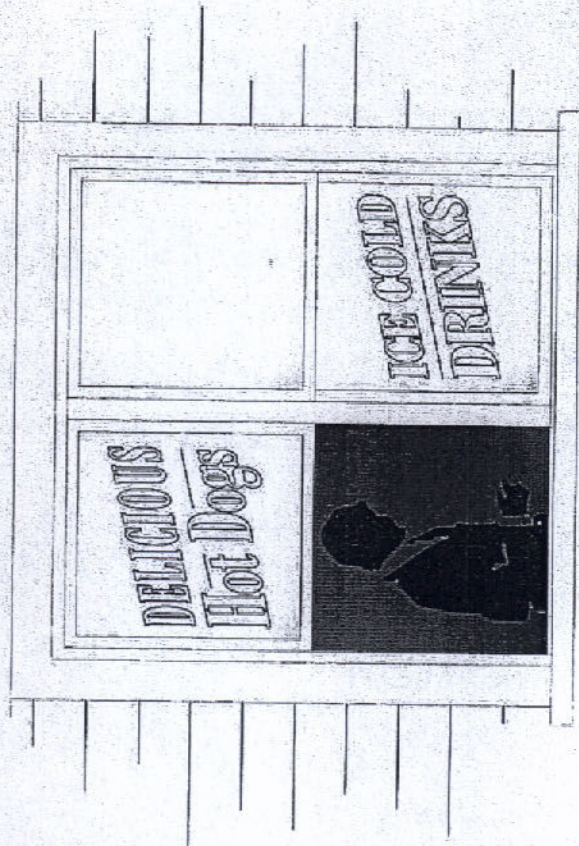
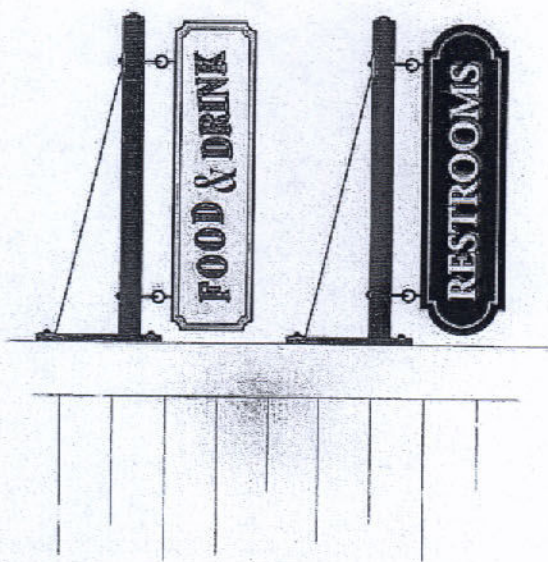
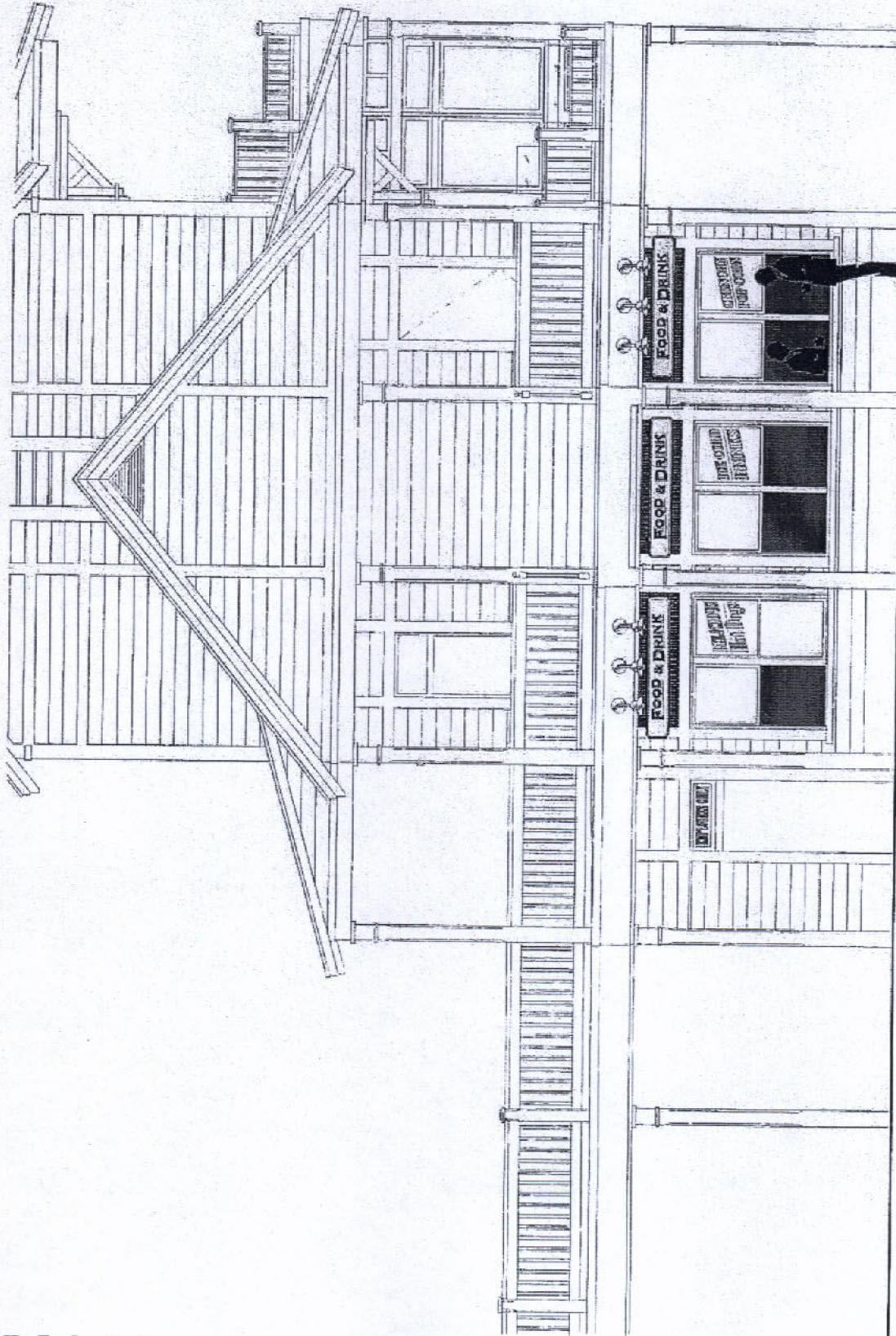


Diagram EE

Frisco Sports Complex - Frisco, Texas	Building Mounted Signs	The Douglas Group
Frisco Bullpark	Scale: 3/4" = 1'-0"	22005.00 05/31/2002





CSO

Diagram FF

Frisco Sports Complex - Frisco, Texas  
Frisco Ballpark

Concession Graphics

Scale: 1/4" = 1'-0"

The Douglas Group  
22005.00 05.31.2002



# Restrooms

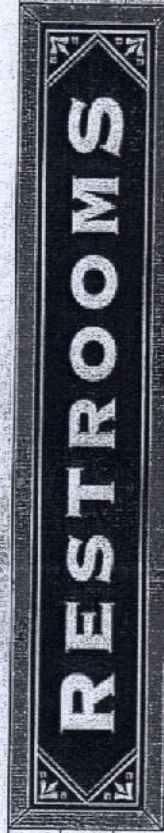


Diagram GG

Frisco Sports Complex - Frisco, Texas  
Frisco Ballpark

Building Mounted Signs  
Scale: 3/4" = 1'-0"

The Douglas Group  
22905.00 05.31.2002



**SOUVENIRS**

**SHIRTS**

**GLOVES**

**CAPS**

**Diagram HH**

Frisco Sports Complex - Frisco, Texas  
Frisco Ballpark

Building Mounted Signs

Scale: 3/4" = 1'-0"

The Douglas Group  
22005.00 05.31.2002



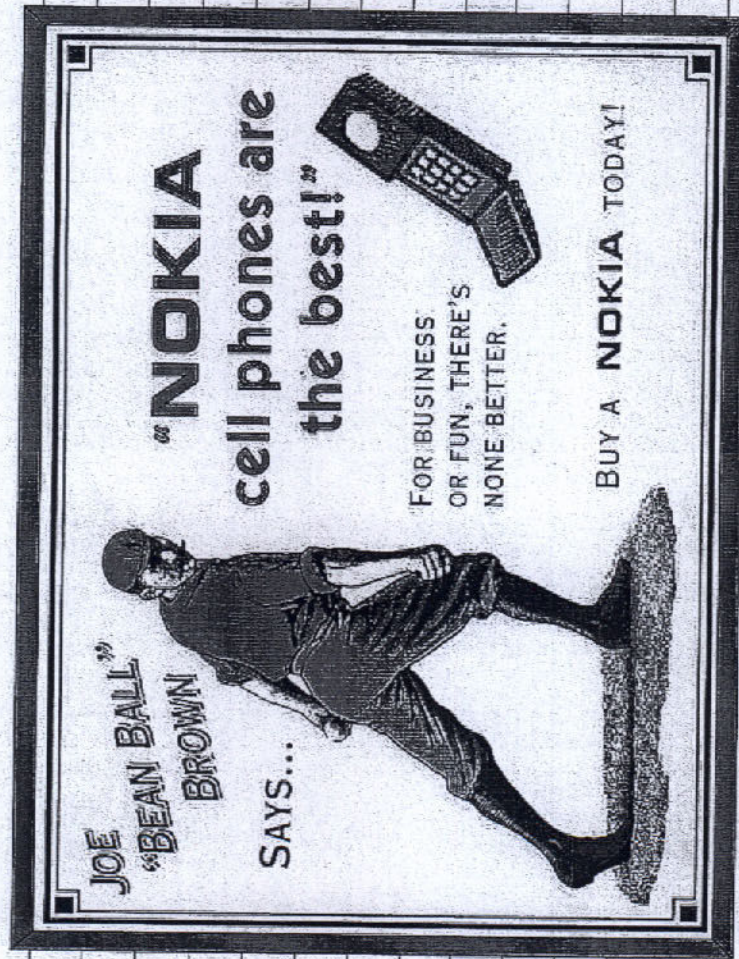


Diagram II

Frisco Sports Complex - Frisco, Texas

Frisco Ballpark

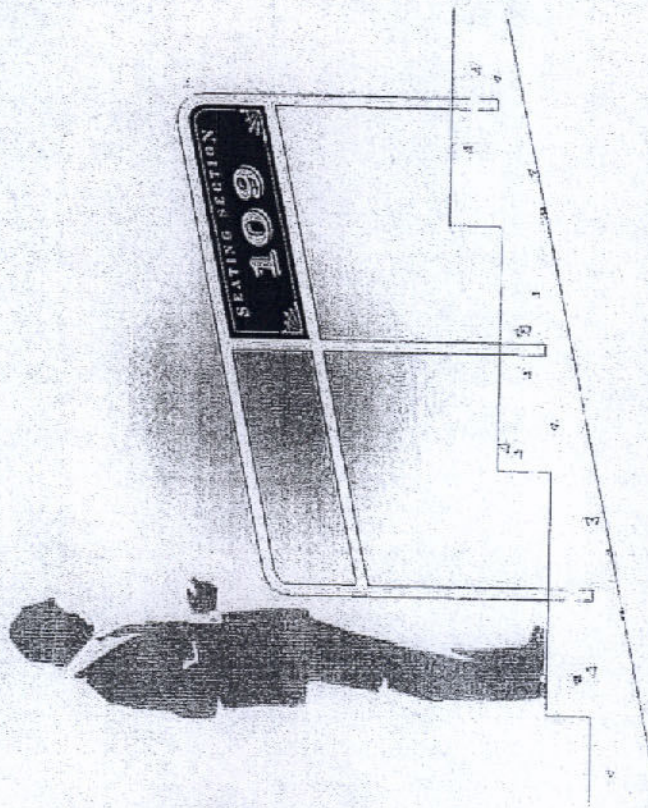
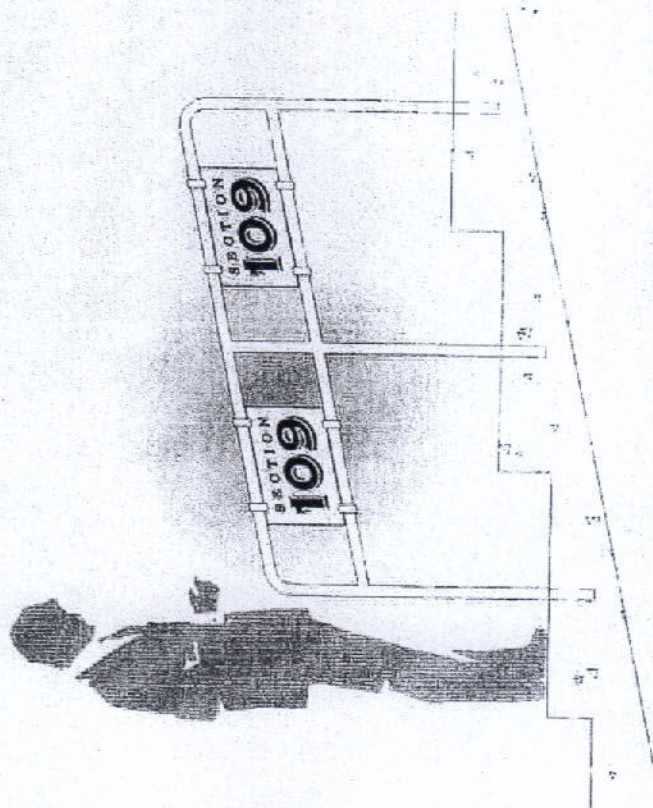
Building Mounted Signs

Scale: 3/4" = 1'-0"

The Daughtry Group

22005.001 05/01/2002





## Diagram JJ

Frisco Sports Complex - Frisco, Texas

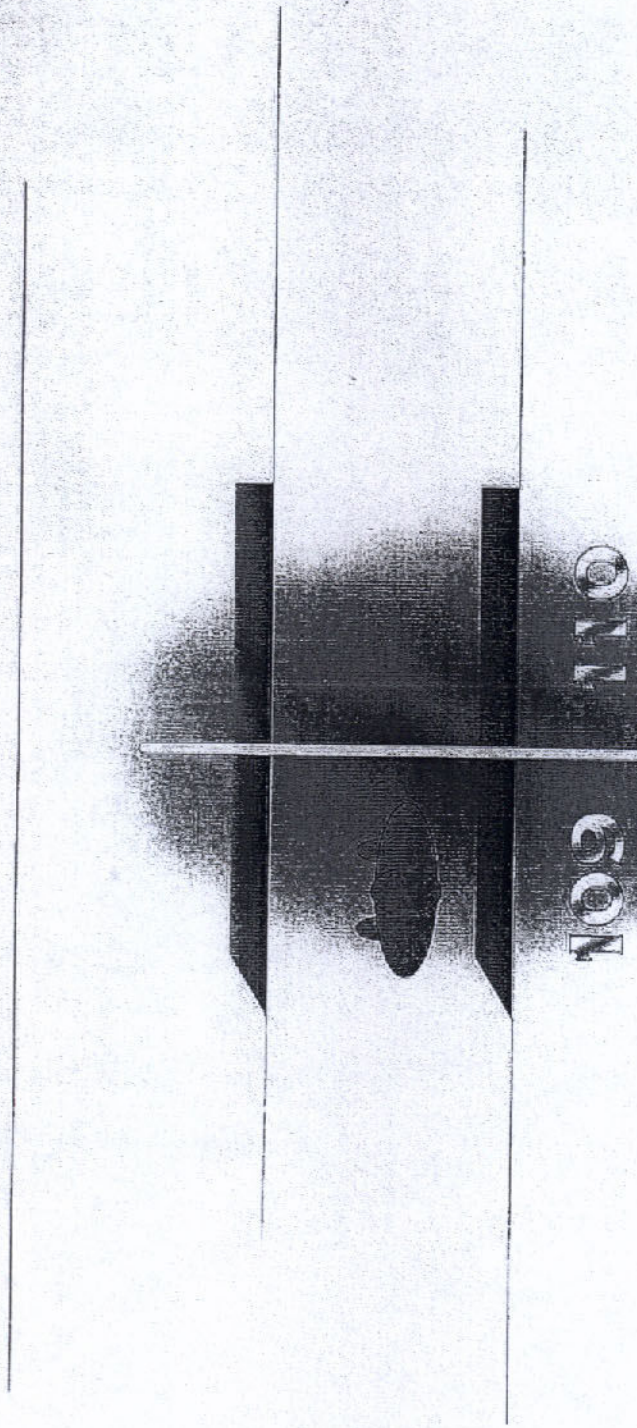
Frisco Ballpark

Railing Mounted: Section IDs

Scale: 3/4" = 1'-0"

The Douglas Group  
2200 S. 000 05-31-2002

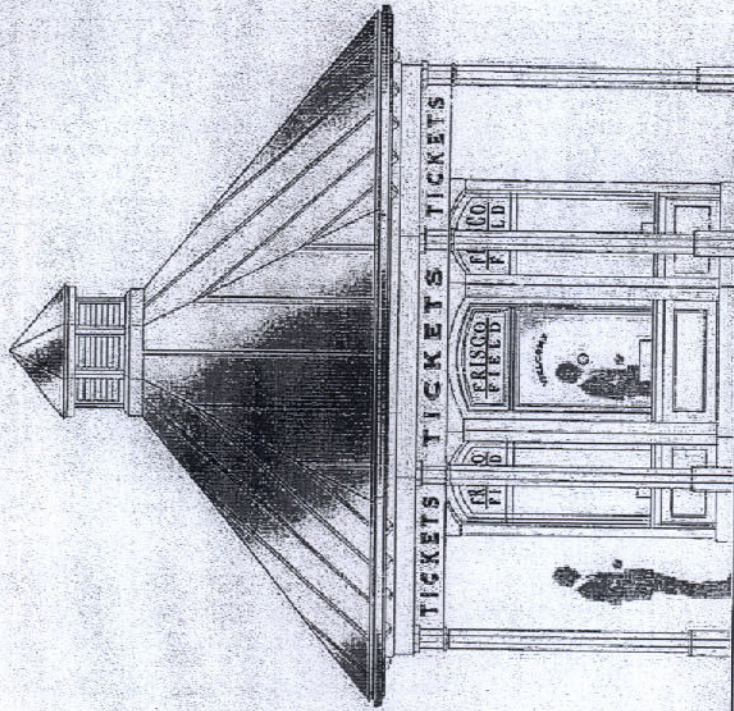
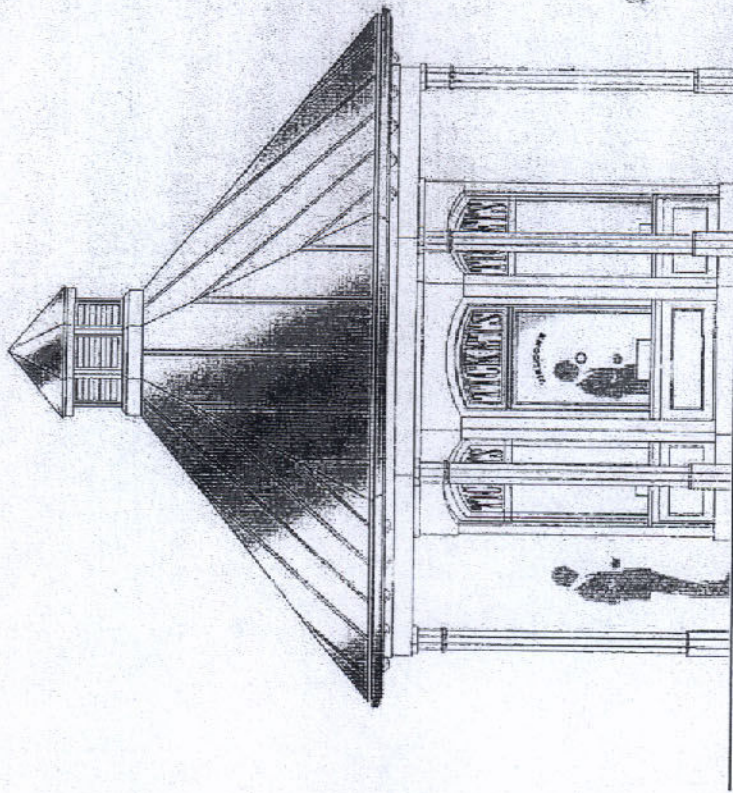




# Diagram KK

Frisco Sports Complex - Frisco, Texas	Pavement Inlay: Section IDs	The Douglas Group
Frisco Ballpark	Scale: 3/4" = 1'-0"	22005.00 03/31/2002





## Diagram LL

Frisco Sports Complex - Frisco, Texas

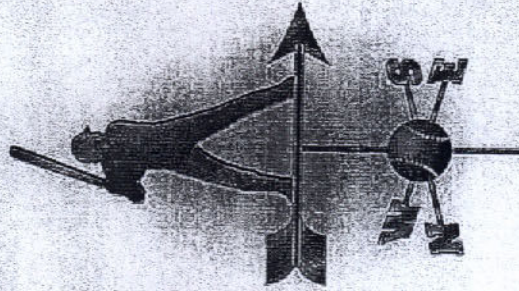
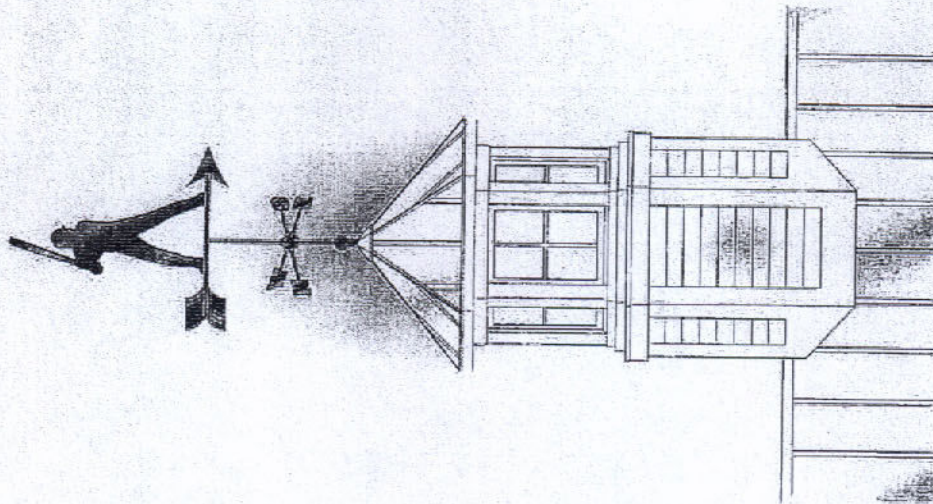
Frisco Ballpark

Building Mounted Signs: Ticket Sales Signs

Scale: 1/4" = 1'-0"

The Douglas Group  
22005.00 05.31.2002





Scale: 1/2" = 1'-0"

# Diagram MM

Frisco Sports Complex - Frisco, Texas

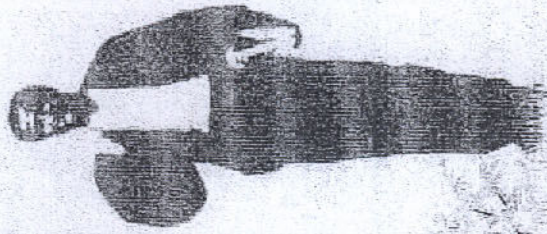
Frisco Ballpark

Weather Vane Options

Scale: 1/4" = 1'-0"

The Douglas Group  
22005.00 04.26.2002





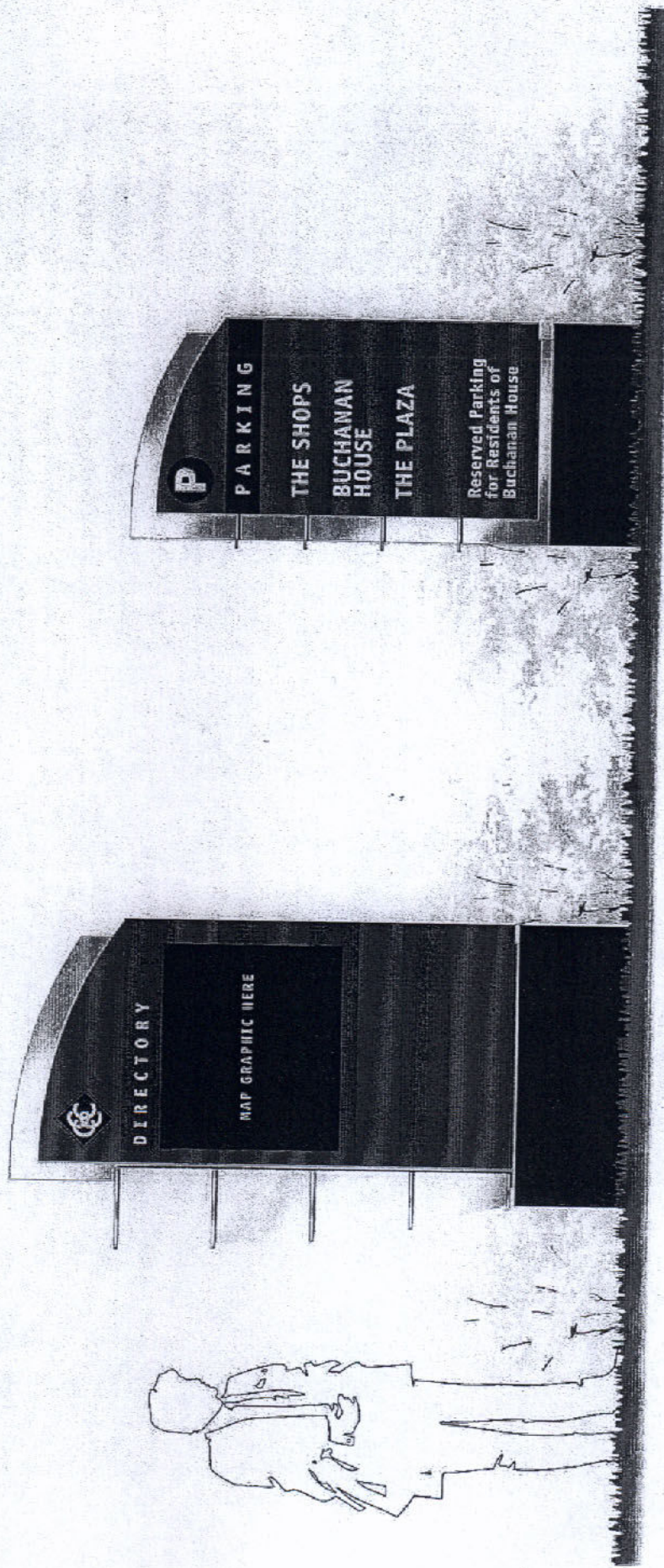
## Diagram NN

Frisco Sports Complex - Frisco, Texas	Photo Opportunity Boards	The Douglas Group
Frisco Bellpark	Scale: 3/4" = 1'-0"	22005 00 05/31/2002

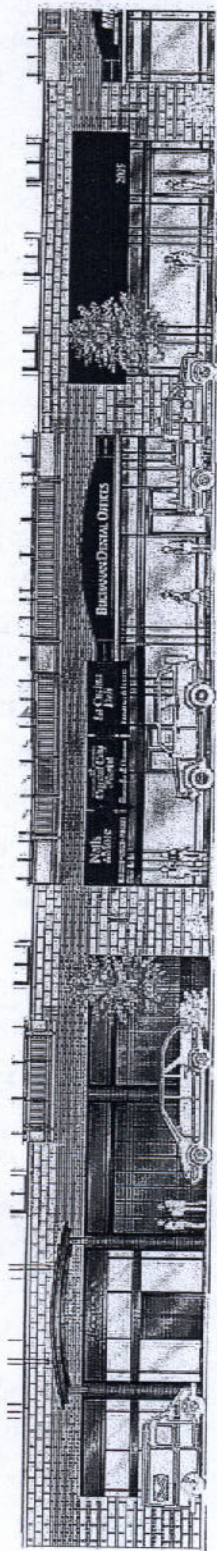




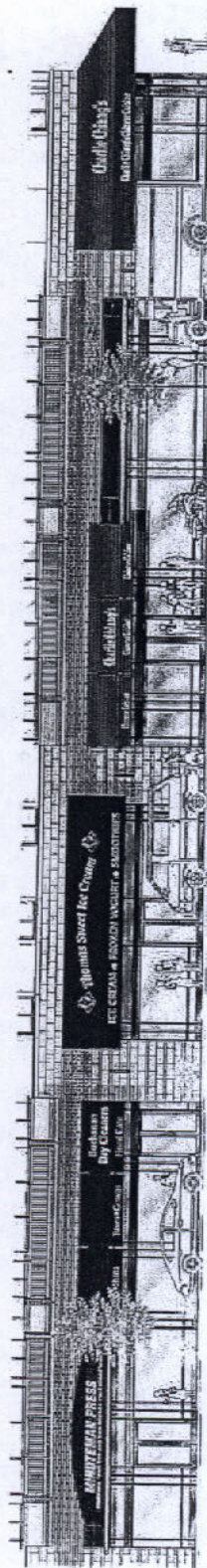




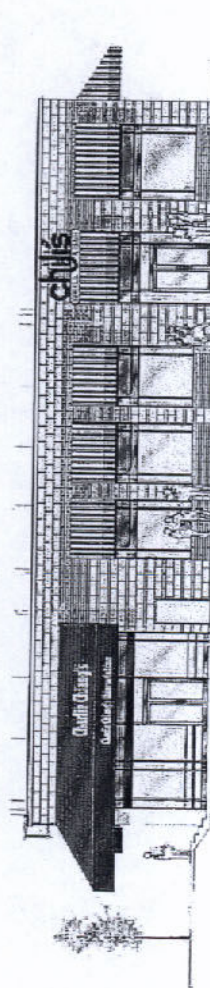




① Retail Location along 23rd Street  
Scale: 1/16" = 1'-0"



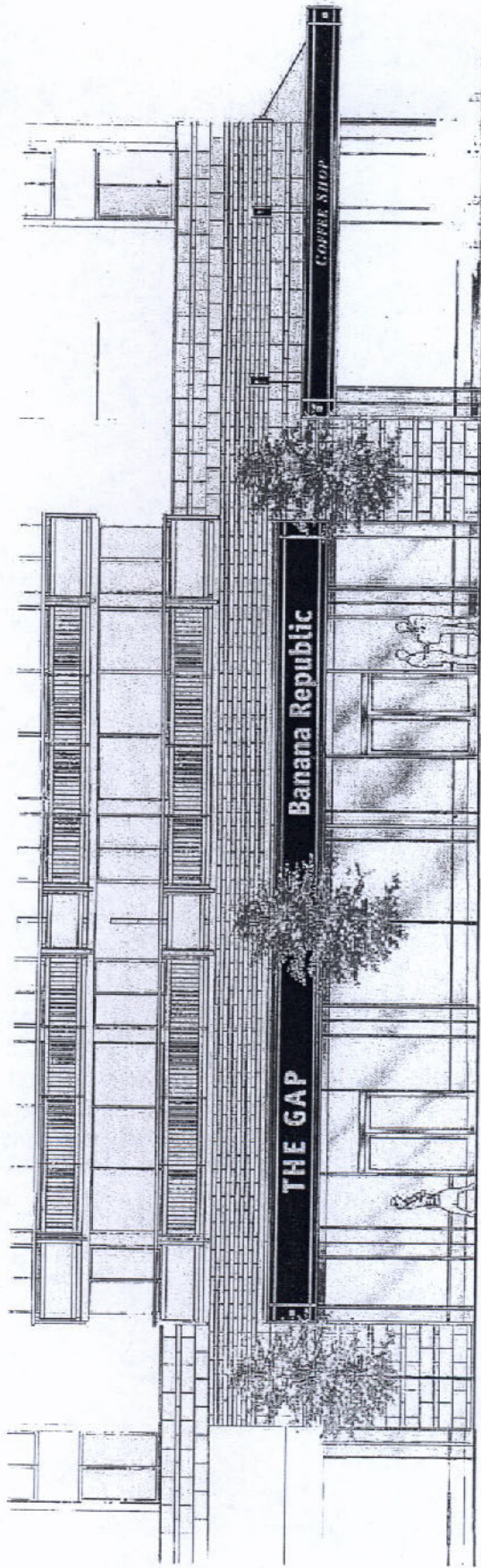
② Retail Location along 23rd Street  
Scale: 1/16" = 1'-0"



③ Retail Location along Jefferson Street  
Scale: 1/16" = 1'-0"

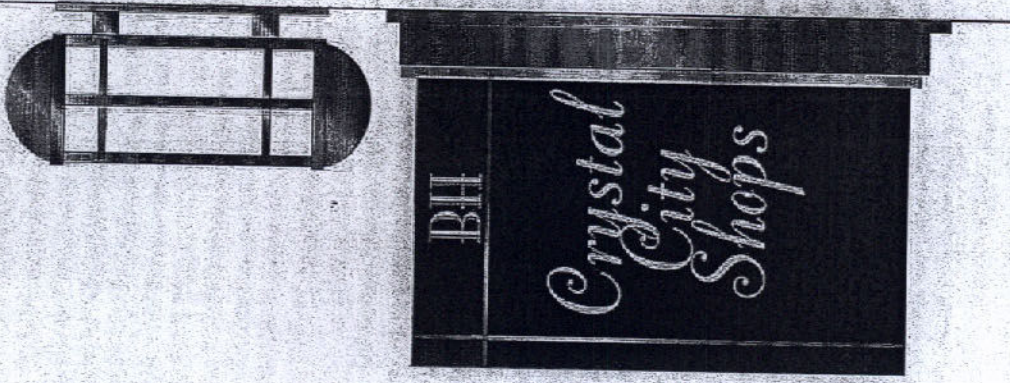
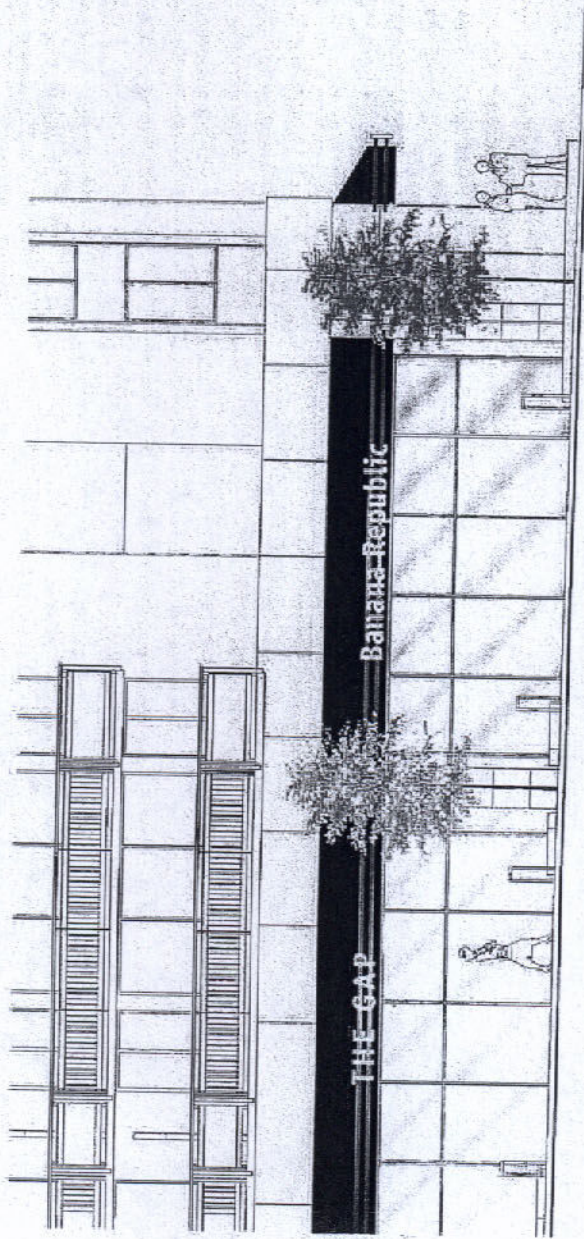
## Diagram QQ



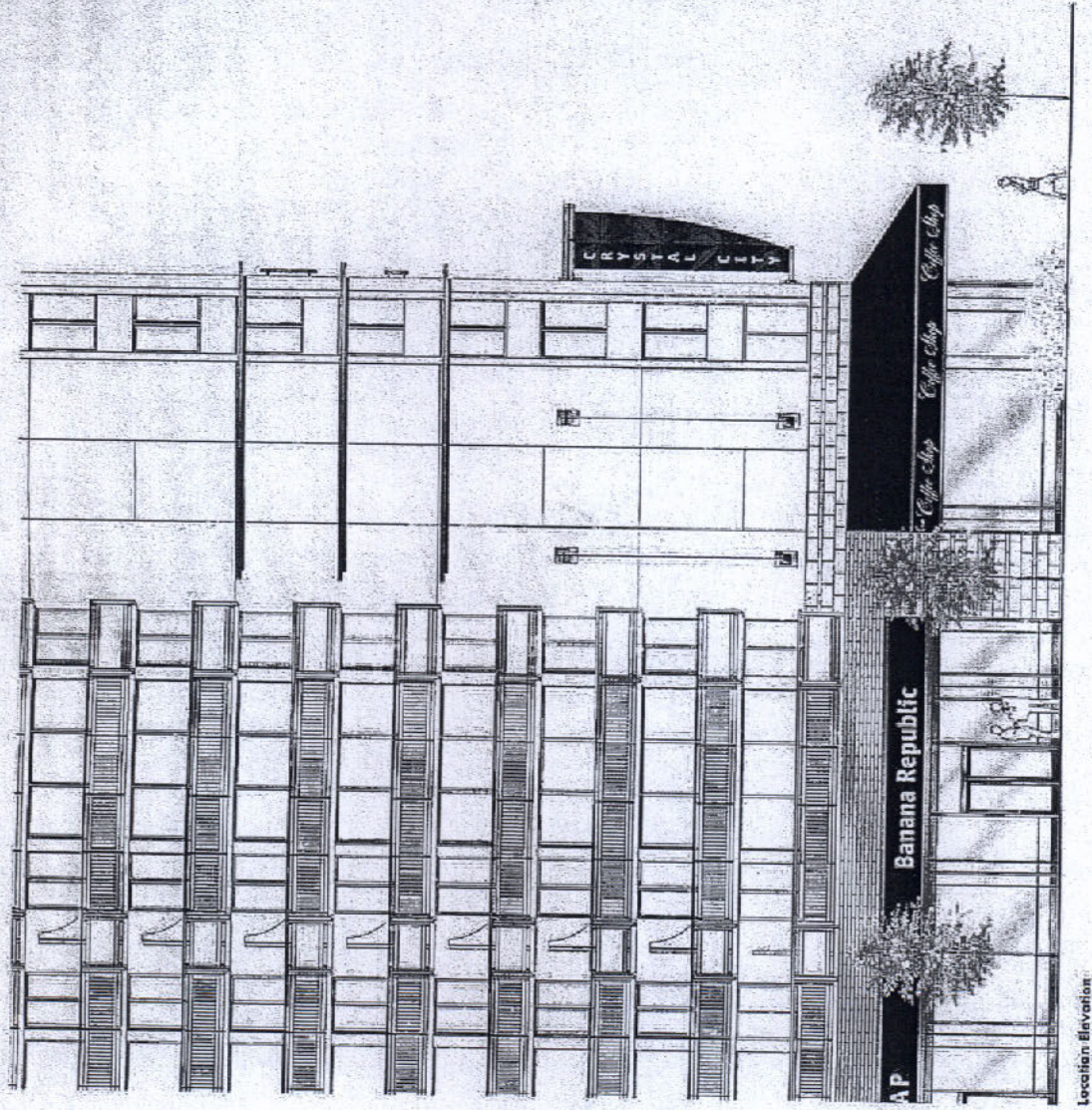


CS0









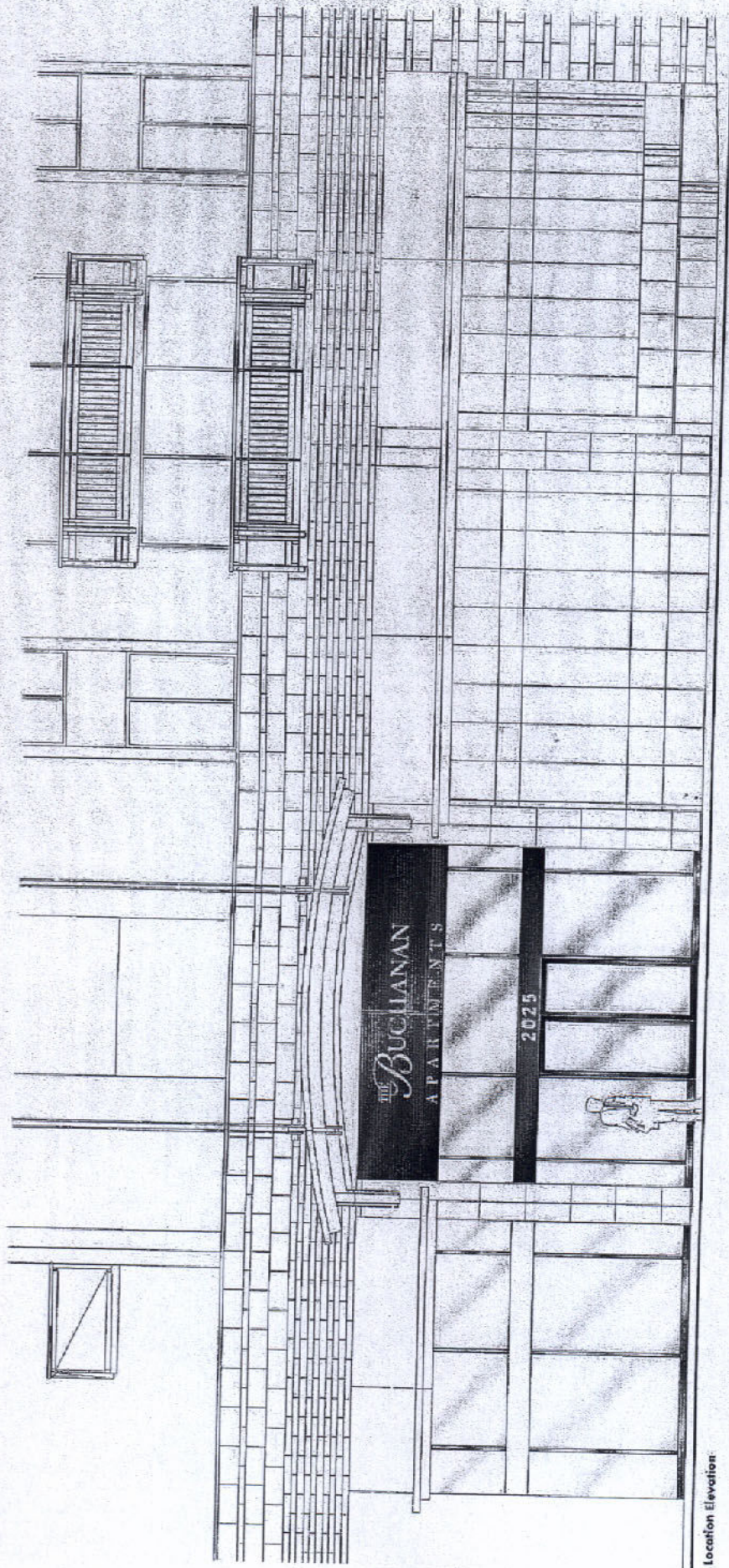
Location Elevation

Diagram TT









9'-3"

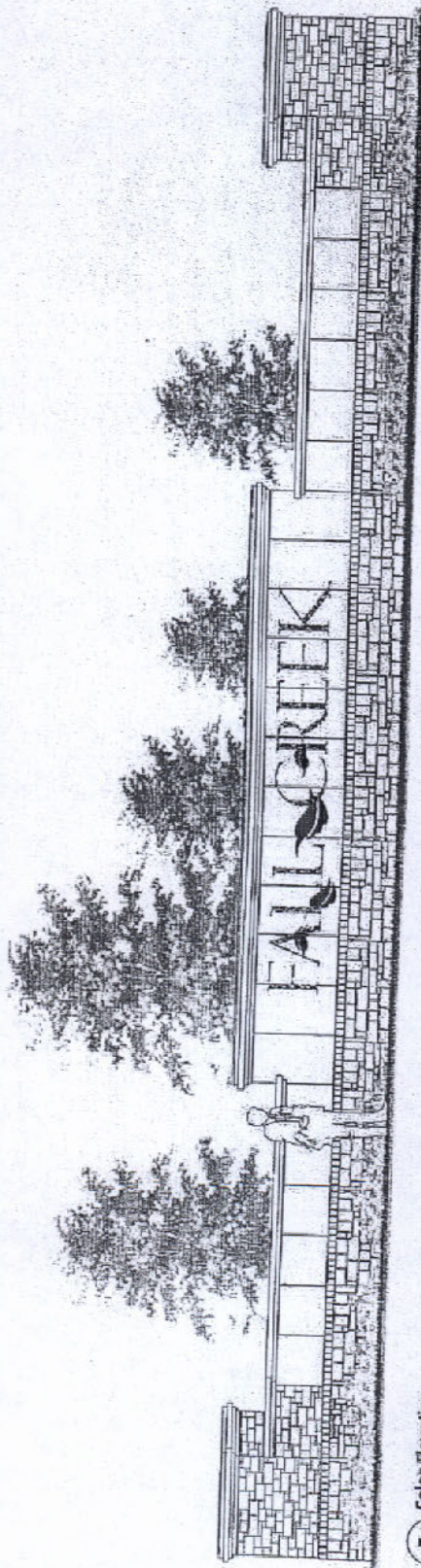
THE BUCHANAN

APARTMENTS

Front Elevation

Diagram VV



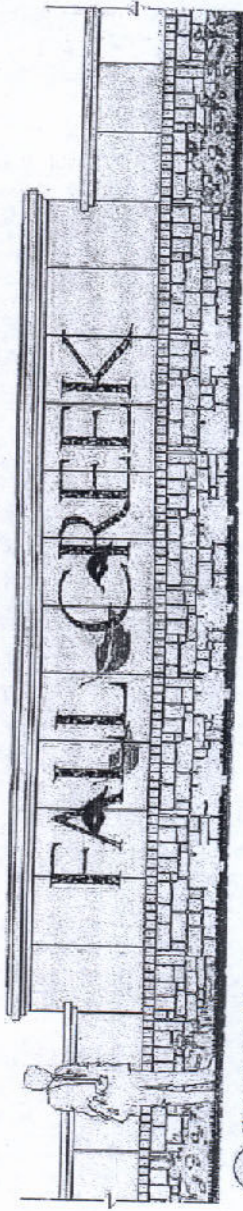


1 Color Elevation  
Scale: 3/16" = 1'-0"



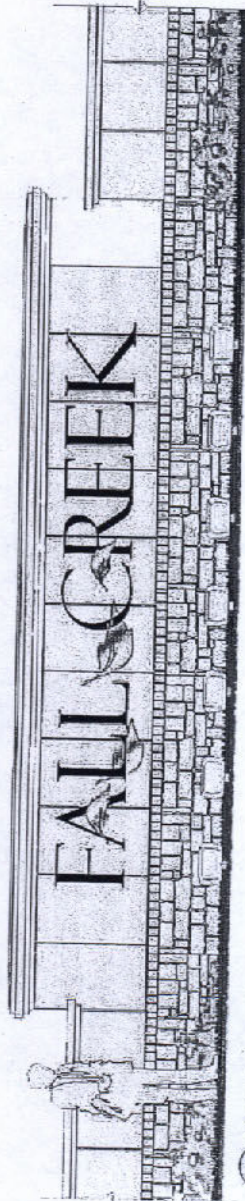
2 Color Elevation at Night  
Scale: 3/16" = 1'-0"





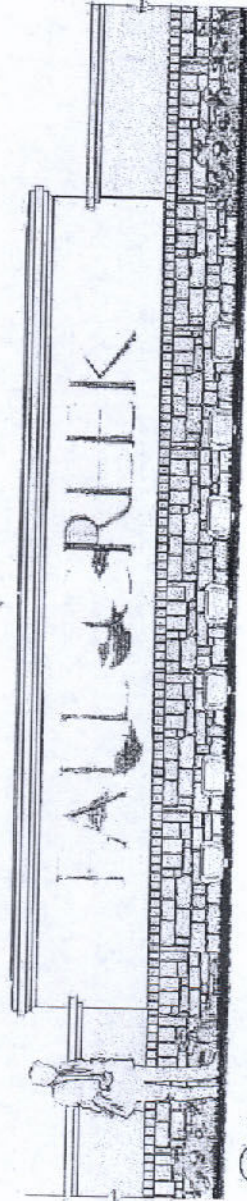
**1** Alternate Layout A  
Scale: 1/4" = 1'-0"

Hammered Copper Letterforms and Poling Finited Leaves with Additional Sandblasted Leaves in existing Precast Panels (Letterforms could be reverse channel, hollow or could use ground lighting from below.)



**2** Alternate Layout B  
Scale: 1/4" = 1'-0"

Sandblasted Letterforms, In-filled Block with Additional Sandblasted Leaves, In-filled Gold-Leaved in existing Precast Panels (Multi-Level Sandblasting to achieve desired look.) (Sign face to use ground lighting from below.)



**3** Alternate Layout C  
Scale: 1/4" = 1'-0"

Multi-Level Sandblasted Letterforms and Leaves (Sign face to use ground lighting from below.)

## Diagram XX





1 Front Elevation  
Scale: 3/8" = 1'-0"